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**CMHC**



Canada Mortgage  
and Housing Corporation

**SCHL**

Société canadienne  
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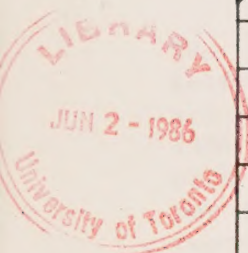
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# RENTAL APARTMENT VACANCY SURVEY



**Toronto C.M.A.**

**October 1985**









Canada Mortgage  
and Housing Corporation

Société canadienne  
d'hypothèques et de logement

Toronto Branch

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CAI  
MH  
R21

TORONTO OFFICE

January 1986

Re: Rental Apartment Vacancy Survey  
October 1985

We are pleased to provide you with the results of our semi-annual rental apartment vacancy survey conducted in the Toronto Census Metropolitan Area.

The survey of apartment buildings containing six or more self-contained units covered on a sample basis those units completed prior to March 31, 1984 and all units completed in the period April 1, 1984 to March 31, 1985. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible. Of an estimated universe of 280,569 privately initiated units, 235,391 units were sampled.

In addition to vacancy information, we also collected data on the rentals being charged for both occupied and vacant units in the survey. The results of these tabulations are shown in an Appendix to this report.

If this survey needs to be explained in any way, please contact Gord Garland at (416)781-2451.

C.K. Holder  
Manager  
Toronto Branch

## ONTARIO RENTAL APARTMENT VACANCY SURVEYS

### Survey Methodology

The CMHC Rental Apartment Vacancy Survey is conducted semi-annually and includes a sample of apartment buildings with six or more self-contained dwelling units which were completed and on the market at the end of March 1985. The survey is conducted in April and October of each year. In October twenty-four centres were surveyed in Ontario.

There are three universes\* which comprise the total rental apartment universe. Apartments completed April 1, 1984 to March 31, 1985 are called the "new" universe. Apartments completed prior to this period are referred to as the "old" universe. In addition, publicly initiated apartments which were on the market prior to March 31, 1985, are known as the "public" universe. Apartments completed during the period April 1, 1985 to September 30, 1985 are not included in the survey as a six month lapse is allowed for market absorption.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates were calculated for apartment dwelling units by structure size, by period of construction, by geographical area and by number of bedrooms.

The total Ontario rental vacancy rate for the private universe was 0.5 percent in October 1985 and 0.6 percent in April 1985.

\* The universe is the total inventory of dwelling units in buildings containing six units or more within the survey area.



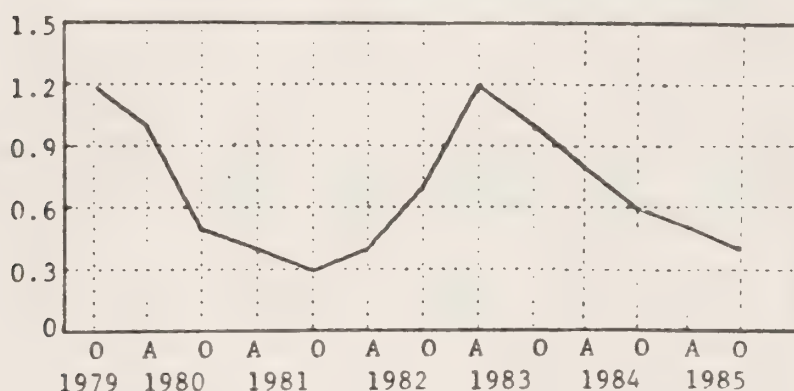
## TORONTO C.M.A. RENTAL APARTMENT VACANCY SURVEY RESULTS - OCTOBER 1985

### A. VACANCY RATES

CMHC's October 1985 Apartment Vacancy Survey showed a further tightening in the private rental market.

Within the Toronto Census Metropolitan Area the "regular survey" vacancy rate for privately initiated apartments (completed 7 or more months before the survey) declined to 0.4%, from 0.5% in April 1985. This reduction in the vacancy rate continues the downward trend established after rates peaked in April 1983 in response to a shift in demand to homeownership and the recession's negative influence on rental demand. Historical changes in the "regular survey" rate are shown below.

**"Regular Survey" Vacancy Rates Toronto C.M.A.**



Vacancy rates by age of apartment building are shown in Figure I, which also summarizes CMHC's framework for analysing the private rental market. Vacancy rates for privately initiated apartments vary by the age of the apartment stock (or when the buildings were built). In comparing these vacancy rates it is helpful to remember that rent levels are usually geared to the age of the building. Newer apartments generally rent for a higher amount than older ones, and apartment buildings occupied prior to 1976 are subject to Ontario's Rent Review Act. While the Government of Ontario has announced its intent to extend rent review to all private rental units occupied since January 1, 1976, at the time of the October 1985 survey such legislation had not been passed.

In October 1985 the "overall" vacancy rate (which includes both the regular survey universe and units completed within the last 6 months) was cut in half to 0.4%, as compared to 0.8% in April 1985. This significant decrease in "overall" vacancies was due to a sharp reduction in the number of newly completed units combined with a general tightening of the rental market.

FIGURE I: Toronto CMA Privately Initiated Apartments  
Vacancy Rates by Age of Apartment Stock

<u>Age of Building</u>	<u>Size of Universe (Number of Units)</u>		<u>Vacancy Rate (%)</u>	
	<u>Apr.1985</u>	<u>Oct.1985</u>	<u>Apr.1985</u>	<u>Oct.1985</u>
1. Old (19 months or longer on market)	274,339	275,752	0.4	0.3
2. New (7-18 months on market)	<u>3,884</u>	<u>4,817</u>	<u>4.5</u>	<u>4.6</u>
3. Regular Survey (old plus new)	278,223	280,569	0.5%	0.4%
4. Newly Completed (6 months or less on market)	<u>2,186</u>	<u>729</u>	<u>39.1</u>	<u>26.1</u>
5. Overall (regular survey plus newly completed)	280,409	281,298	0.8%	0.4%

NOTES:

1. Apartments completed at least 19 months prior to the survey date are known as the "Old" universe. This vacancy rate is a useful measure of the demand for, and condition of, the older stock.
2. Apartments completed within the time period of 7 to 18 months prior to the survey date are known as the "New" universe. This vacancy rate is a useful indicator of the market acceptance of newer units. High vacancies in the "New" universe are generally indicative of rent-up problems since the 6 month exclusion allows a reasonable length of time for buildings to become fully occupied.
3. By combining the "Old" and "New" universe the "Regular Survey" vacancy rate can be calculated for all privately initiated apartments built at least 6 months prior to the survey. This rate is the accepted measure of vacancies in the existing rental stock after allowing a reasonable time for rent-up.
4. The "Newly Completed" vacancy rate is calculated for structures that are not part of the physical survey. These buildings have been completed during the 6 months immediately preceding the survey and the number of vacant units is determined by CMHC's Monthly Market Absorption Survey. This vacancy rate gives an indication of units available in newly completed buildings that are currently renting-up.
5. The "Overall" vacancy rate includes all structures physically surveyed plus those on the market less than 6 months. It therefore takes into account all units regardless of length of time on the market. The overall rate is a useful concept in identifying the total availability of rental accommodation; it is conceptual to the extent that it makes no allowance for rent-up.



In particular, while the vacancy rate for the "newly completed" stock (6 months or less on the market) decreased from 39.1% to 26.1%, the number of newly completed units fell by two-thirds from 2,186 units in the previous survey to 729 in the current one. Since there is a two year lead time between planning and completion of new apartment buildings, the reduction of completions reflects conditions in 1983 and is not the result of any recent policy change by government. Private market rental completions in the 6 months preceeding the survey included 587 MURB units and 142 units receiving no government assistance. These completions reflect the gap in program delivery between the winding down of the Canada Rental Supply Program and the starting up of the Canada Ontario Rental Supply Program. The sharp reduction in the number of newly completed units resulted in a sharp reduction in vacancies for this stock - from 854 vacant units in April 1985 to 190 vacant units in October 1985.

Very limited choice in the market was also evidenced by relatively stable vacancy rates in the "new" stock (buildings 7-18 months on the market), despite an almost 1,000 unit increase in this portion of the stock.

As regards the "old" stock (buildings 19 months or longer on the market), which comprises the bulk of all units, only a marginal decrease from 0.4% to 0.3% took place. However, this decrease is significant both because of the sheer size of the old stock and because it forms part of a consistent downward trend - with vacancies in the "old" stock now at the historical low which was last experienced in October 1981.

Several factors have combined to produce the net result of a continued decline in vacancies:

- expanded employment - the rate of unemployment within the CMA has declined from 7.8% in September 1984 to 6.9% in September 1985 with estimated total employment increasing by 19,000 persons during the same time period, resulting in increased household formation.
- population movement into Ontario - during the first 9 months of 1985 the net inflow of people into Ontario was 24,215 (almost 25% below the net inflow for the comparative period in 1984, but nevertheless the second highest level since 1979) resulting in a significant net gain for the C.M.A.
- changes in the rental apartment stock - with growth in demand, the impact of incremental reductions in the rental stock, (through demolitions and conversions of tenure to condominium and co-ownership) have begun to compound the shortage of new supply.

The very strong resale and new homeownership markets, and the resultant increased movement of tenants into ownership housing, have lessened the full impact of the above factors.

Nevertheless, put in its historical context, the Toronto C.M.A. "regular survey" vacancy rate of 0.4% is just above its historical low of 0.3% experienced in October 1981, while the Metro Toronto rate at 0.2% is an all time low, surpassing the previous low of 0.3% which was last experienced in April 1982.

The attached Table III summarizes the "regular survey" results by zone and municipality, while the Map at the end of this report gives a visual presentation of zone boundaries.

Within the Census Metropolitan Area all municipalities experienced decreased vacancies and a tightening of the rental market with the exceptions of East York and Markham, where the rates were constant at 0.1% and 0.0% respectively, and Oakville and Aurora/Newmarket, where rates increased.

The areas having the highest "regular survey" rate remained the Mississauga/Brampton/Oakville area with 1.2% (as compared to 1.4% in April 1985).

Zone 22 (Brampton-East) registered the highest vacancy rate at 5.9% followed by Zone 19 (Mississauga-North West) at 1.3% and Zone 20 (Mississauga-North East) at 1.1%. These three zones have experienced a high concentration of completions in upper rent ranges during the past two years, with the result being high tenant turnover. However, in each of these zones vacancy rates have consistently declined since October 1984.

The lowest rates were in the following zones, all of which had vacancy rates of 0.0%: Zone 3 (Toronto-North), Zone 5 (Etobicoke-South), Zone 6 (Etobicoke-Central), Zone 14 (North York-North East), Zone 16 (North York-North Central), Zone 24 (Caledon/Vaughan/King), Zone 25 (Richmond Hill), Zone 27 (Markham) and Zone 28 (Pickering/Ajax). The second lowest rates were in Zone 9 (East York) and Zone 13 (North York-South East) which had rates of 0.1%.

Vacancy rates declined sharply in many municipalities. Among the most significant were North York (where rates were cut from 0.3% to 0.1%), Etobicoke (where rates fell from 0.2% to 0.1%), York City and Scarborough (where rates declined from 0.4% to 0.2%) and Pickering/Ajax (where rates were sharply reduced from 0.8% to 0.0%).

Vacancy rates by structure size for October 1985 and over the past few years are shown in the attached Table II. All structure size categories registered decreased vacancy rates with the exceptions of buildings in the 6-9 dwelling unit category (where rates remained stable at 0.9%). The sharpest decrease was for buildings in the 50-99 dwelling unit category, where rates were cut in half to 0.2%.

Table V shows vacancy rates by unit type. Vacancies remained the lowest for one bedroom units at 0.3% and the highest for bachelor units at 0.6%. The sharpest decline in vacancy rates was for 3 bedroom units, down from 0.7% to 0.4%, demonstrating increased demand for family oriented accommodation despite the very active homeownership market.

In summary, the private rental market has experienced a further tightening with this being most obvious in Metro Toronto where the vacancy rate decreased from 0.3% to an all time low of 0.2%. The decline in vacancies and consequent tightening spells very limited choice for tenants. As shown in Figure II below, there is almost no slack left in the pre-1976 stock of units subject to rent review; while for units not subject to rent review, vacancies have been cut by nearly three quarters since April 1983. Included in the no rent review category are vacancies in buildings that were still renting up after 6 months on the market.

FIGURE II: Toronto CMA Regular Survey Vacancy Rates by Rent Review Status

Survey Date	Rent Review Status		
	Rent Review	No Rent Review	Combined
April 1983	0.6%	6.2%	1.2%
October 1983	N/A	N/A	N/A
April 1984	0.4%	3.7%	0.8%
October 1984	0.3%	2.7%	0.6%
April 1985	0.3%	2.0%	0.5%
October 1985	0.2%	1.6%	0.4%

The scarcity of accommodation has resulted in the rapid absorption of even higher rent projects, and as a consequence rental incentives have ceased to be advertised for all but a few projects. However, as Figure III below demonstrates, most of the vacant units are still located in higher priced rental units.

FIGURE III: Vacant Units by Rent Level  
Toronto CMA\*

	Not Given	Under 350	350- 449	450- 549	550- 649	650- 749	750- 1000	Over 1000	Total
Bachelor	4	46	10	14	3	0	16	0	93
1 Bedroom	5	8	42	27	84	38	16	45	265
2 Bedroom	2	1	11	25	68	141	114	61	423
3 Bedroom	0	0	1	2	16	37	26	9	91
		55	64	68	171	216	172	116	872

\* Based on "regular survey" sample.



## B. RENT INCREASES

Rent survey data are based on a sample of privately initiated apartments from the "regular survey" universe and are not necessarily representative of the private rental market as a whole. In the October 1985 survey rent ranges were increased from the previous upper limit of \$750/month (or more) to the new upper limit of \$1,000/month (or more). This change results in a one time overestimation of rent increases for those units previously categorized as 750/month (or more) in the April 1985 subsample. The subsample, which is used to calculate the rate of rent increase, includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. The overestimation is related to the proportion of units surveyed in April 1985 that were renting in the \$750/month (or more) category as follows:

FIGURE IV: Proportion of Units Surveyed  
in April 1985 Renting in the  
750/Month (or more) Category

	<u>Not Subject Rent Review</u>	<u>Subject to Rent Review*</u>	<u>Combined/ Average</u>
Bachelor	0.0%	0.4%	0.3%
1 Bedroom	6.7%	0.1%	0.8%
2 Bedroom	17.6%	1.0%	4.3%
3 Bedroom	30.7%	3.3%	11.2%
Total	15.3%	0.7%	3.2%

\* In October 1984 the exemption from rent review of units renting for over \$750/month, in pre 1976 buildings, was cancelled and such units became subject to rent review if rents increased over \$750/month after October 30, 1984.

As Figure IV shows, the overestimation of the rate of rent increase will be largest for 3 bedroom units not subject to rent review and smallest for bachelor units not subject to rent review. For rent increases over a 12 month period, the overestimation of rent increase is a maximum of 0.16 percentage points for each 1% of units renting for over \$750/month at April 1985 (e.g. if 20% of the units were rented for over \$750 the rate of rent increase would be overestimated by a maximum of 3.2 percentage points).

Survey results for October 1985 reveal that:

- ° Rent increases in the last year significantly outpaced increases in the consumer price index.
- ° On a 12 month basis, the rate of rent increase has consistently risen in each survey since April 1984.
- ° For the first time since April 1983, the 12 month rate of increase for units not subject to rent review was actually higher than for units subject to rent review (7.6% as compared to 7.3% when adjusted for the overestimation).

Between October 1984 and October 1985 the Consumer Price index increased by 3.9% in the Toronto CMA, while the rent index component of the CPI increased by 5.2%. The rent index component is based on a different sample than the CMHC rent survey, with the CMHC rent survey showing a combined average rent increase of 7.5% after adjusting for the overestimation (8% unadjusted).

In the Toronto CMA, CMHC's combined average rate of rent increase has consistently risen, on a 12 month basis, for each survey since April 1984, as follows:

	Survey Date				
	Oct/83	Apr/84	Oct/84	Apr/85	Oct/85
Combined Average 12 Mo. Rate of Rent Increase	6.3%	5.2%	5.8%	6.5%	7.5%*

\* Adjusted for overestimation.

This trend to higher rates of rent increases generally parallels the decline in vacancies.

Figure V shows average rents and the unadjusted percentage change in rents over the last six and twelve months for units not subject to rent review, subject to rent review and the combined average. The differential between average rents subject to rent review and not subject to rent review results from provincial controls on rent increases as well as the age and quality of the apartment stock. In particular, newer apartments tend to have upgraded features and comprehensive project amenities which are reflected in their rents.

FIGURE V

Average Rents and Rates of Rent Increase  
by Unit Type and Rent Review Status  
Toronto Census Metropolitan Area\*

	Not Subject To Rent Review			Subject To Rent Review			Combined Average		
	Avg. Rent \$	% Change 6 Mo.	% Change 12 Mo.	Avg. Rent \$	% Change 6 Mo.	% Change 12 Mo.	Avg. Rent \$	% Change 6 Mo.	% Change 12 Mo.
Bachelor	445	3.6	14.7	344	4.5	7.7	360	4.3	9.0
1 Bedroom	591	5.5	9.7	415	3.7	7.0	435	3.9	7.4
2 Bedroom	675	6.5	9.0	481	4.0	7.7	519	4.6	8.0
3 Bedroom	745	10.1	12.2	561	4.5	8.2	615	6.4	9.6
Weighted Average	645	6.6	10.1	448	3.9	7.4	481	4.5	8.0

\* Based on subsample, unadjusted for overestimation.

A comparison with the April 1985 survey shows that, on a 12 month basis, the overall rate of rent increase has risen from 6.5% to 7.5% (adjusted). For units subject to rent review the rise was from 6.7% to 7.3% (adjusted) while for units not subject to rent review the rate of increase rose from 5.4% to 7.6% (adjusted). Limited choice on the market combined with the Government of Ontario's announced intention to extend rent review to all private rental units appear to have been the key factors influencing higher rent increases.

Further statistical summaries of rent ranges, rent increases and average rents by bedroom type and survey zone are contained in the appendix to this report. Data reported in the appendix are unadjusted for the over-estimation of rent increases.

### C. SUMMARY AND OUTLOOK

The vacancy rate statistics and rent data for October 1985 show a continued tightening in the Toronto CMA rental market. In particular, any slack which existed in the older rental stock has been eliminated, with the result of limited choice for tenants. This limited choice has resulted in the rapid absorption of even higher rent projects and has exerted upward pressure on annual rent increases. As a consequence, rental incentives, which had been prevalent for new projects over the past two and a half years have been eliminated from most buildings.

Key factors influencing the rental market over the next year are:

- with the continued stability of lower interest rates, movement into ownership housing is expected to remain strong, although not up to the levels achieved in 1985.
- population movement into Ontario, new household formation and employment growth are expected continue, but at a reduced rate.
- rental apartment completions within the CMA are anticipated to be 400 private market units for the 6 months October 1985 to March 1986 and 800 units for the 6 months April to September 1986.

The overall effect of these factors is expected to be that vacancy rates over the next year will decline marginally from current levels.



TABLE I/TABEAU I  
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS  
TAUX D'INOCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOGEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES  
1977-1985  
(PER CENT/POUR CENT)

Metropolitan Area Région métropolitaine	1977		1978		1979		1980		1981		1982		1983		1984		1985	
	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.
Calgary	0.3	0.2	0.8	1.5	1.9	0.7	1.2	0.5	0.7	0.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7
Chicoutimi- Jonquière	0.8	0.2	0.4	0.8	1.6	1.9	1.9	1.2	0.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5
Edmonton	0.2	0.1	0.9	0.9	3.0	1.9	2.7	1.0	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9
Halifax	2.9	1.4	2.5	2.2	3.0	2.5	2.5	1.2	1.0	0.5	0.9	0.5	1.9	0.8	0.8	0.4	0.7	0.6
Hamilton	4.1	3.9	4.0	3.3	3.3	2.1	1.9	1.5	1.3	1.1	0.7	0.6	1.3	0.9	0.8	0.7	0.5	0.5
Kitchener	3.0	2.5	2.8	2.6	2.5	1.9	2.1	1.1	1.6	0.7	0.9	0.9	2.0	0.9	0.6	0.6	0.4	0.4
London	1.8	1.6	1.8	2.1	3.4	4.1	5.3	3.7	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	0.9	0.4
Montreal	1.4	3.5	3.4	5.5	4.4	4.6	3.7	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6
Oshawa	0.7	2.0	1.5	1.4	1.8	3.6	2.6	2.2	1.0	0.0	0.2	0.4	1.1	1.3	1.3	0.3	0.1	0.1
Ottawa-Hull	2.8	1.7	2.5	2.6	3.0	4.1	4.4	3.8	2.4	1.1	0.7	0.3	0.3	0.3	0.3	0.3	1.0	1.2
Ottawa	1.7	1.2	1.2	1.3	2.2	3.2	3.7	3.1	2.0	0.6	0.4	0.2	0.2	0.2	0.2	0.3	0.8	0.7
Hull	7.6	8.5	8.0	8.1	6.9	8.2	7.7	6.8	4.5	3.8	2.0	0.6	0.6	0.5	0.6	0.7	2.1	3.5
Quebec	0.9	1.8	1.6	3.5	3.0	4.0	2.6	2.6	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4
Regina	0.4	1.1	2.4	1.9	3.5	1.8	2.0	0.7	1.8	0.5	0.9	0.2	2.5	1.9	2.8	1.6	3.5	2.7
St. Catharines	1.9	1.1	1.8	1.5	2.2	2.0	2.8	1.8	1.7	0.7	1.1	1.4	2.6	0.9	0.9	0.8	0.6	0.3
Niagara																		
Saint John	11.7	10.6	11.6	10.4	7.7	6.9	3.4	4.0	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5
St. John's	3.4	2.5	8.6	5.9	5.7	0.8	2.5	0.1	0.7	1.2	6.1	0.9	4.0	3.5	3.8	1.5	2.9	1.6
Saskatoon	0.1	0.2	1.0	0.8	3.3	0.9	1.9	0.5	1.6	0.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3
Sudbury	0.9	1.0	3.0	6.1	9.9	5.4	3.2	1.9	1.6	0.5	0.6	1.3	1.5	0.4	0.7	0.6	0.8	0.5
Thunder Bay	0.1	0.2	0.8	1.0	1.0	1.2	1.0	0.8	1.3	0.8	1.1	0.4	1.0	0.3	1.0	0.3	0.3	0.4
Toronto	1.0	0.9	0.8	0.7	1.1	1.0	1.1	0.6	0.5	0.3	0.4	0.6	1.1	0.8	0.8	0.6	0.6	0.4
Trois-Rivières	**	**	**	**	**	**	**	**	**	**	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8
Vancouver	1.6	1.5	1.4	1.3	0.9	0.2	0.1	0.1	0.1	0.1	0.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1
Victoria	2.9	2.5	4.4	1.2	1.7	0.1	0.1	0.1	0.1	0.1	0.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8
Windsor	1.5	1.0	0.7	0.9	1.4	1.3	3.1	5.5	8.2	6.9	6.4	3.1	2.5	1.7	1.1	0.9	0.7	0.7
Winnipeg	1.2	1.8	1.6	3.5	4.3	4.5	4.3	4.6	4.1	3.1	1.9	1.2	1.3	0.9	1.0	0.8	0.8	0.9
TOTAL (1)	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet de relevé.

\*\* Not available/Non disponible.

TABLE II (TABLEAU II)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
 Toronto Metropolitan Area  
 Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
 d'initiative privée  
 Région métropolitaine de Toronto  
 1975 - 1985  
 Per Cent (Pour Cent)

Period (Période)	Structure Size - In Dwelling Units (Taille des immeubles selon le nombre de logements)								
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1975 -									
Apr. (Avr.)	0.3	0.4	1.1	0.8	0.9	1.0	1.9	1.1	1.2
Oct. (Oct.)	0.7	1.1	1.1	1.3	1.4	1.5	2.8	1.8	1.8
1976 -									
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.)	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 -									
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.)	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 -									
Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.)	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 -									
Apr. (Avr.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
Oct. (Oct.)	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
1980 -									
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
Oct. (Oct.)	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
1981 -									
Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
Oct. (Oct.)	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.3	0.2
1982 -									
Apr. (Avr.)	0.8	0.4	0.5	0.7	0.5	0.2	0.3	0.4	0.4
Oct. (Oct.)	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	0.6
1983 -									
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.)	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	1.0
1984 -									
Apr. (Avr.)	0.8	0.7	0.9	0.8	0.6	0.5	1.0	0.8	0.8
Oct. (Oct.)	1.4	0.5	0.8	0.7	0.5	0.5	0.6	0.6	0.6
1985 -									
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.)	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3

\*\* Not available. (Chiffres non disponibles.)

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TABLE III (TABLEAU III)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée

Région métropolitaine de Toronto

1983 - 1985

Per Cent (Pour Cent)

Area (Région)	1983		1984		1985			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. Avr.	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	Total
Metropolitan Municipality (Municipalité métropolitaine) Toronto City: (Ville de Toronto)								
Central Part: - Zone 1 (Partie centrale)	1.3	0.8	0.8	0.4	0.4	0.3	0.0	0.3
East Part: - Zone 2 (Partie est)	0.7	1.2	0.8	0.6	0.7	0.4	**	0.4
North Part: - Zone 3 (Partie nord)	0.5	0.2	0.1	0.2	0.2	0.0	-	0.0
West Part: - Zone 4 (Partie ouest)	2.0	1.5	1.1	1.5	1.1	0.7	**	1.1
Total Toronto City (Total Ville de Toronto)	1.1	0.7	0.6	0.6	0.5	0.3	5.3	0.4
Etobicoke City: (Ville d'Étobicoke)								
South Part: - Zone 5 (Partie sud)	**	0.2	0.1	0.0	0.0	0.0	-	0.0
Central Part: - Zone 6 (Partie centrale)	**	0.2	0.2	0.1	0.1	0.0	**	0.0
North Part: - Zone 7 (Partie nord)	**	5.1	1.2	0.8	0.5	0.4	-	0.4
Total Etobicoke City (Total Ville d'Étobicoke)	1.5	1.1	0.3	0.2	0.2	0.1	**	0.1

\*\* Not available. (Chiffres non disponibles.)

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TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée

Région métropolitaine de Toronto

1983 - 1985

Per Cent (Pour Cent)

Area (Région)	1983		1984		1985				
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)			
						Completed (Achevés)			
						Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	To	
York City: - Zone 8 (Ville d'York)	0.7	0.6	0.8	0.4	0.4	0.2	-	0.	
East York Borough: - Zone 9 (Borough d'est York)	0.3	0.1	0.1	0.2	0.1	0.1	-	0.	
Scarborough City: (Ville de Scarborough)									
Central Part: - Zone 10 (Partie centrale)	**	0.3	0.3	0.2	0.3	0.2	-	0.	
North Part: - Zone 11 (Partie nord)	**	1.1	0.9	0.6	0.7	0.4	0.0	0.	
East Part: - Zone 12 (Partie est)	**	1.0	1.0	0.3	0.3	0.2	-	0.	
Total Scarborough City (Total Ville de Scarborough)	1.5	0.7	0.6	0.3	0.4	0.2	0.0	0.	
North York City (Ville de North York)									
South-East Part: - Zone 13 (Partie sud-est)	**	2.1	2.0	0.5	0.3	0.1	-	0.	
North East Part: - Zone 14 (Partie nord-est)	**	0.1	0.2	0.0	0.2	0.0	0.2	0.	
South West Part: - Zone 15 (Partie sud-ouest)	**	0.4	0.4	0.5	0.4	0.3	-	0.	
North Central Part: - Zone 16 (Partie nord-centrale)	**	0.3	0.2	0.3	0.2	0.0	-	0.	
North West Part: - Zone 17 (Partie nord-ouest)	**	0.7	0.7	0.2	0.2	0.2	-	0.	
Total North York City: (Total Ville de North York)	0.5	0.9	0.8	0.3	0.3	0.1	0.2	0.	
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.9	0.8	0.6	0.4	0.3	0.2	2.7	0.	

\*\* Not available. (Chiffres non disponibles.)

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Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1983 - 1985  
Per Cent (Pour Cent)

Area (Région)	1983		1984		1985			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1984 (Avant Avr. 1984)	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985)	Total
Remainder of Census Metropolitan Area (Reste de la Region Metropolitaine de recensement)								
Mississauga City: (Ville de Mississauga)								
South Part: - Zone 18 (Partie sud)	**	1.0	0.7	0.3	0.4	0.3	**	0.3
North-West Part: - Zone 19 (Partie nord-ouest)	**	4.9	3.6	3.9	1.1	1.2	2.0	1.3
North East Part: - Zone 20 (Partie nord-est)	**	3.5	4.3	2.2	1.6	1.0	3.3	1.1
Total Mississauga City (Total Ville de Mississauga)	3.4	2.6	2.7	1.7	1.0	0.8	2.4	0.8
Brampton - West Part: - Zone 21 (Partie ouest de Brampton)	**	0.6	0.1	0.1	1.1	0.2	-	0.2
Brampton - East Part: - Zone 22 (Partie est de Brampton)	**	7.8	4.0	7.8	6.1	3.6	14.2	5.9
Total Brampton City (Total Ville de Brampton)	3.6	3.0	1.5	3.1	3.2	1.5	14.2	2.7
Oakville Town: - Zone 23 (Ville de Oakville)	1.0	0.5	0.5	0.2	0.4	0.5	-	0.5
Caledon Town, Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	**	**	0.0	0.0	1.3	0.0	-	0.0

\* Not available. (Chiffres non disponibles.)  
The definition of vacant is "a dwelling unit that is available for immediate rental and  
physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité  
de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du  
recensement".)

TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée

Région métropolitaine de Toronto

1983 - 1985

Per Cent (Pour Cent)

Area (Région)	1983		1984		1985			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1984 (Avant Avr. 1984	Apr. 1984- Mar. 1985 (Avr. 1984- Mars 1985	Total
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Region Metropolitaine de recensement) (Suite)								
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	0.9	0.3	1.0	0.2	0.1	0.0	-	0.0
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch- Stouffville)	**	0.3	0.1	0.0	0.0	0.0	**	0.2
Markham Town: - Zone 27 (Ville de Markham)	0.5	0.6	0.4	0.5	0.0	0.0	-	0.0
Total York Region (Total Region de York)	**	0.4	0.5	0.2	0.1	0.0	**	0.1
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	**	2.2	3.3	1.2	0.8	0.0	-	0.0
Total Remaining Part: (Total de la partie restante)	2.9	2.3	2.1	1.6	1.3	0.8	7.0	1.0
Total Census Metroplitan Area (Total Region Metropolitaine de recensement)	1.2	1.0	0.8	0.6	0.5	0.3	4.6	0.4

\*\* Not available. (Chiffres non disponibles.)

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### Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1985

Per Cent (Pour Cent)

**\*\* Not available. (Chiffres non disponibles.)**  
 The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
 (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table IV cont'd/(Tableau IV - suite)

dénombrement".)

TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Etobicoke City: (Ville d'Etobicoke)														
South Part: (Partie Sud)	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	-	0.0
Central Part: (Partie centrale)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.1	0.1	0.0	0.0	0.0
North Part: (Partie nord)	0.0	0.0	0.0	2.0	-	-	0.0	0.8	0.0	0.0	0.4	0.4	0.9	0.3
Total Etobicoke City (Total Ville d'Etobicoke)	0.3	0.0	0.0	0.4	0.0	0.0	0.0	0.1	0.1	0.0	0.1	0.1	0.3	0.1
York City: (Ville d'York)	1.8	0.7	0.4	0.4	0.3	0.3	0.5	0.3	0.3	0.3	0.5	0.1	0.0	0.2
East York Borough: (Borough d'est York)	0.0	0.0	0.0	0.4	0.0	0.3	0.2	0.0	0.1	0.1	0.1	0.1	0.1	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Scarborough City: (Ville de Scarborough)														
Central Part: (Partie centrale)	0.0	0.0	0.4	0.0	0.0	0.2	0.0	0.2	0.4	0.2	0.1	0.1	0.6	0.2
North Part: (Partie nord)	7.1	10.7	-	-	**	**	1.4	1.0	0.0	1.2	0.3	0.1	1.0	0.2
East Part: (Partie est)	**	**	**	**	-	-	0.0	0.0	0.0	0.1	0.1	0.3	0.7	0.2
Total Scarborough City (Total Ville de Scarborough)	1.5	2.3	0.4	0.0	0.0	0.2	0.2	0.3	0.3	0.2	0.2	0.2	0.4	0.2

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(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1985

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
North York City: (Ville de North York)														
South East Part: - Zone 13 (Partie sud-est)	-	-	0.0	0.4	0.0	0.0	0.0	0.0	0.3	0.2	0.4	0.1	0.2	0.1
North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0
South West Part: - Zone 15 (Partie sud-ouest)	2.3	0.0	0.6	0.9	0.0	0.0	1.1	0.3	0.0	0.2	0.0	0.2	0.1	0.3
North Central Part: - Zone 16 (Partie nord-centrale)	1.0	0.0	0.8	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.3	0.0
North West Part: - Zone 17 (Partie nord-ouest)	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.2	0.1	0.4	0.4	0.2	0.0	0.2
Total North York City (Total ville de North York)	1.2	0.0	0.4	0.4	0.1	0.0	0.4	0.1	0.2	0.2	0.2	0.1	0.2	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.9	0.8	0.4	0.3	0.4	0.3	0.6	0.3	0.4	0.2	0.2	0.1	0.3	0.2

\*\* Not available. (Chiffres non disponibles.)

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(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area: (Reste de la Région métropolitaine de recensement)														
Mississauga City: (Ville de Mississauga)														
South Part: (Partie sud)	2.5	2.5	0.7	1.3	0.4	0.0	0.6	1.3	0.5	0.3	0.2	0.1	0.1	0.2
North-West Part: (Partie nord-ouest)	4.2	1.4	0.0	4.8	1.1	4.3	1.2	1.5	1.1	1.0	1.1	1.1	1.1	1.2
North-East Part: (Partie nord-est)	0.0	0.0	5.4	0.0	0.7	0.0	0.0	0.0	0.1	0.1	0.2	0.3	3.1	1.1
Total Mississauga City (Total Ville de Mississauga)	2.7	2.1	1.1	1.8	0.7	1.4	0.6	1.0	0.5	0.3	0.4	0.4	2.3	1.6
Brampton-West Part: - Zone 21 (Partie ouest de Brampton)	2.3	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.0	0.0	0.0	0.0	3.2	0.4
Brampton-East Part: - Zone 22 (Partie est de Brampton)	-	-	-	-	-	-	-	-	**	**	4.4	3.0	9.0	9.5
Total Brampton City (Total Ville de Brampton)	2.3	2.3	0.0	0.0	0.0	1.5	0.0	0.2	0.0	0.0	2.9	2.0	5.8	5.1
													3.2	2.7
													1.0	0.8
													1.1	0.2
													6.1	5.9
													3.3	2.8

\*\* Not available. (Chiffres non disponibles.)

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TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1985  
Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)														
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.8	0.0	0.0	0.0	0.4	0.0	0.2	0.0	0.7	1.4	**	0.4 0.5 0.5
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	5.6	0.0	0.0	0.0	-	-	-	-	-	-	-	-	1.3	0.0 -
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.1	0.0 0.1 0.0
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch- Stouffville Twp.:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.2	-	-	0.0	0.2 0.0 0.3
(Ville de Aurora, Ville de East-Gwillimbury, Ville de Newmarket et Canton de Whitchurch-Stouffville)														

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du



TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto  
1985

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)														
Markham Town: - Zone 27 (Ville de Markham)	-	-	**	**	**	**	**	**	0.0	0.0	0.0	0.0	-	-
Total York Region (Total Region de York)	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.1	0.0	0.1	0.1	0.1
Ajax Town, Pickering Town: (Ville de Ajax, Ville de Pickering)	-	-	**	**	-	-	0.4	0.0	1.4	0.0	-	0.0	0.0	0.0
Total Remaining Part (Total de la partie restante)	2.0	1.5	0.6	0.6	0.4	0.9	0.4	0.6	0.4	0.2	0.9	0.8	3.0	2.4
Total Census Metropolitan Area (Total Region Métropolitaine de Recensement)	0.9	0.9	0.4	0.3	0.4	0.3	0.6	0.4	0.4	0.2	0.4	0.3	0.6	0.5
													0.5	0.3

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE V (TABLEAU V)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto

1985

Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Metropolitan Municipality: (Municipalité Métropolitaine)										
Toronto City: (Ville de Toronto)										
Central Part: - Zone 1 (Partie centrale)	0.7	0.7	0.3	0.1	0.2	0.2	0.4	0.0	0.4	0.3
East Part: - Zone 2 (Partie est)	3.2	0.9	0.0	0.3	0.0	0.4	0.0	0.0	0.7	0.4
North Part: - Zone 3 (Partie nord)	0.3	0.0	0.2	0.0	0.1	0.0	0.4	0.1	0.2	0.0
West Part: - Zone 4 (Partie ouest)	2.0	1.9	0.9	0.9	1.0	1.2	0.5	0.0	1.1	1.1
Total Toronto City (Total Ville de Toronto)	1.0	0.7	0.4	0.3	0.3	0.4	0.4	0.0	0.5	0.4
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5 (Partie sud)	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central Part: - Zone 6 (Partie centrale)	0.0	0.0	0.0	0.1	0.1	0.0	0.3	0.0	0.1	0.0
North Part: - Zone 7 (Partie nord)	0.0	0.0	0.0	0.8	0.5	0.3	0.7	0.4	0.5	0.4
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.1	0.1	0.1	0.1	0.4	0.2	0.2	0.1
York City: - Zone 8 (Ville d'York)	0.8	0.4	0.3	0.2	0.4	0.2	1.3	0.2	0.4	0.2
East York Borough: (Borough d'est York)	0.3	0.0	0.1	0.1	0.1	0.0	0.3	0.2	0.1	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table V cont'd/(Tableau V suite)

TABLE V (TABLEAU V)  
Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto

1985

Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Scarborough City (Ville de Scarborough)										
Central Part: - Zone 10 (Partie centrale)	0.6	0.0	0.4	0.2	0.3	0.1	0.0	0.1	0.3	0.2
North Part: - Zone 11 (Partie nord)	0.0	0.0	0.2	0.2	0.7	0.3	1.7	1.0	0.7	0.3
East Part: - Zone 12 (Partie est)	0.0	2.3	0.2	0.2	0.5	0.2	0.3	0.2	0.3	0.2
Total Scarborough City (Ville de Scarborough)	0.4	0.4	0.3	0.2	0.4	0.2	0.6	0.4	0.4	0.2
North York City: (Ville de North York)										
South-East Part:- Zone 13 (Ville sud-est)	0.0	0.0	0.4	0.3	0.2	0.0	0.2	0.1	0.3	0.1
North East Part:- Zone 14 (Partie nord-est)	0.0	0.0	0.1	0.0	0.4	0.0	0.2	0.1	0.2	0.0
South West Part:- Zone 15 (Partie sud-ouest)	0.0	1.3	0.4	0.2	0.3	0.2	0.2	0.7	0.4	0.3
North Central Part: (Partie nord centrale)										
- Zone 16	4.5	0.0	0.2	0.0	0.1	0.0	0.3	0.1	0.2	0.0
North West Part:- Zone 17 (Partie nord-ouest)	0.0	0.0	0.3	0.3	0.1	0.1	0.3	0.4	0.2	0.2
Total North York City (Ville de North York)	0.8	0.4	0.3	0.2	0.2	0.1	0.2	0.2	0.3	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.9	0.6	0.3	0.2	0.3	0.2	0.4	0.2	0.3	0.2

\* Not available. (Chiffres non disponibles.)  
The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du recensement".)



TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)										
Mississauga City: (Ville de Mississauga)										
South Part: - Zone 18 (Partie sud)	0.3	0.0	0.4	0.5	0.2	0.2	0.7	0.1	0.4	0.3
North-West Part:- Zone 19 (Partie nord-ouest)	0.0	2.9	0.8	0.8	1.3	1.5	1.2	1.7	1.1	1.3
North-East Part:- Zone 20 (Partie nord-est)	0.0	0.0	0.9	1.6	2.1	1.0	0.9	0.4	1.6	1.1
Total Mississauga City (Ville de Mississauga)	0.2	0.2	0.7	1.0	1.3	0.8	0.9	0.6	1.0	0.8
Brampton-West Part: (Partie ouest - Zone 21 de Brampton)	0.0	0.9	0.6	0.1	1.6	0.3	0.0	0.0	1.1	0.2
Brampton-East Part: (Partie est - Zone 22 de Brampton)	0.0	1.5	2.2	1.4	7.6	8.0	8.2	6.1	6.1	5.9
Total Brampton City (Total Ville de Brampton)	0.0	1.1	1.1	0.5	4.2	3.8	6.6	4.9	3.2	2.7
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.7	0.1	0.3	0.7	0.2	0.5	0.4	0.5

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985

Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Caledon Town, - Zone 24	**	**	0.0	0.0	2.3	0.0	**	**	1.3	0.0
Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)										
Richmond Hill Town: (Ville de Richmond Hill)										
- Zone 25	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Aurora Town, - Zone 26	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.0	0.0	0.2
East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Canton de Whitchurch- Stouffville)										
Markham Town: - Zone 27 (Ville de Markham)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total York Region (Total Region de York)	0.0	0.0	0.1	0.1	0.1	0.1	0.0	0.0	0.1	0.1
Ajax Town, - Zone 28	**	**	1.1	0.0	0.0	0.0	1.7	0.0	0.8	0.0
Pickering Town: (Ville de Ajax Ville de Pickering)										
Total Remaining Part (Total de la partie restante)	0.1	0.3	0.7	0.7	1.6	1.3	1.7	1.0	1.3	1.0
Total Census Metropolitan Area (Région Métropolitaine de recensement)	0.8	0.6	0.3	0.3	0.6	0.4	0.7	0.4	0.5	0.4

\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du recensement".)





## A P P E N D I X

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - October 1985

### CAUTION:

These tables illustrate the range of rents being charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The subsample (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. No attempt has been made to adjust to the total universe.



BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

TOTAL SAMPLE																		SUBSAMPLE		
TOTAL AVG																		TOTAL AVG	PCT CHANGE	
UNITS RENT																		UNITS RENT	6 MO 12 MO	
250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	799	849				
0	250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	799	849 <td></td>			
ZONE 1	174	71	449	634	747	656	711	495	133	56	157	130	22	25	-	-	-	3523 361		
ZONE 2	2	64	36	62	2	153	61	45	28	-	21	21	-	-	-	-	-	289 338		
ZONE 3	4	96	255	613	1202	859	650	142	33	30	37	17	3	4	12	2	7	2357 349		
ZONE 4	46	335	263	184	261	257	88	174	1	-	-	-	44	14	-	-	-	1520 330		
TORONTO CITY	226	566	1003	1493	2212	1925	1510	856	195	86	215	168	69	43	12	2	7	7689 351		
ZONE 5	39	242	160	29	4	-	15	-	-	-	-	-	-	-	-	-	-	475 275		
ZONE 6	1	3	1	28	-	21	33	29	4	-	-	-	-	-	-	-	-	105 375		
ZONE 7	1	2	2	3	2	-	-	1	1	-	-	-	-	-	-	-	-	5 353		
ETOBICOKE	41	247	163	60	6	21	48	30	5	-	-	-	-	-	-	-	-	585 293		
Z 8 YORK	25	88	98	181	217	116	22	23	-	-	2	-	-	-	-	-	-	648 322		
Z 9 EAST YORK	3	44	137	112	64	111	183	53	23	7	6	12	9	2	-	-	-	685 359		
ZONE 10	-	17	41	46	107	12	21	3	-	-	-	-	-	-	-	-	-	114 321		
ZONE 11	-	-	-	-	-	32	42	2	-	-	-	-	-	-	-	-	-	76 378		
ZONE 12	-	-	10	10	16	33	13	2	1	-	1	-	-	-	-	-	-	86 351		
SCARBOROUGH	-	17	51	56	123	77	76	7	1	-	1	-	-	-	-	-	-	409 341		
ZONE 13	-	-	1	20	18	10	1	1	-	-	-	-	-	-	-	-	-	51 334		
ZONE 14	-	-	-	3	9	5	8	-	-	-	40	41	-	-	-	-	-	106 466		
ZONE 15	-	10	39	24	30	41	-	1	-	-	-	-	-	-	-	-	-	145 322		
ZONE 16	-	-	27	25	38	36	-	2	7	6	-	-	-	-	-	-	-	141 341		
ZONE 17	-	-	1	8	21	21	50	42	10	-	-	-	-	-	-	-	-	153 358		
NORTH YORK	-	11	75	93	116	142	51	14	7	6	40	41	-	-	-	-	-	596 362		
METRO TORONTO	295	973	1527	1995	2738	2392	1890	983	231	99	264	221	78	45	12	2	7	13752 348		
ZONE 18	9	4	45	122	42	51	31	5	-	-	-	-	-	-	-	-	-	309 326		
ZONE 19	4	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	8 263		
ZONE 20	1	19	125	61	21	8	-	-	-	-	-	-	-	-	-	-	-	235 299		
MISSISSAUGA	14	25	170	183	65	59	31	5	-	-	-	-	-	-	-	-	-	552 314		
ZONE 21	6	-	39	33	14	10	-	-	-	-	-	-	-	-	-	-	-	102 306		
ZONE 22	-	-	-	26	24	-	-	-	-	-	-	-	-	-	-	-	-	50 325		
BRAMPTON	6	-	39	59	38	10	-	-	-	-	-	-	-	-	-	-	-	152 312		
Z 23 OAKVILLE	9	10	37	42	-	-	-	2	-	-	-	-	-	-	-	-	-	100 292		
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Z 25 RICHMOND	-	6	19	3	-	6	-	-	-	-	-	-	-	-	-	-	-	34 299		
ZONE 26	7	9	12	2	-	-	-	-	-	-	-	-	-	-	-	-	-	30 267		
Z 27 MARKHAM	-	4	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6 271		
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL AREA	331	1027	1806	2284	2841	2467	1921	990	231	99	264	221	78	45	12	2	7	14626 346		
PER CENT DISTRIBUTION	2	7	12	15	20	17	13	7	2	1	2	2	1							
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE																				

PER CENT DISTRIBUTION 2 7 12 15 20 17 13 7 2 1 2 2 1  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE





TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

TOTAL SAMPLE																								SUBSAMPLE		
TOTAL AVG																								TOTAL AVG	PCT CHANGE	
UNITS RENT																								UNITS RENT	6 MO 12 MO	
250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999					
0	250	275	300	325	350	375	400	425	450	475	500	525	550	575	600	650	700	750	800	850	900	1000				
ZONE 1	-	-	3	2	8	14	19	65	17	106	146	411	409	712	441	171	189	151	134	115	-	-	-	3113 580	2374 564	5.6 9.5
ZONE 2	-	-	-	10	57	66	43	19	31	38	27	5	163	18	9	14	7	-	3	1	-	-	-	511 465	257 416	3.9 8.2
ZONE 3	-	-	2	13	32	61	99	193	280	453	456	822	727	758	178	276	266	208	98	41	51	15	-	5029 542	3470 529	2.3 5.9
ZONE 4	-	-	11	2	7	55	142	193	87	460	268	105	178	197	382	243	31	4	-	-	-	-	-	2365 482	1824 487	5.7 8.3
TORONTO CITY	-	11	7	32	152	283	354	364	788	865	734	1416	1496	1870	871	492	466	359	232	159	52	15	-	11018 536	7925 526	4.1 7.6
ZONE 5	-	1	22	57	263	419	916	312	240	214	60	6	30	3	36	-	-	-	-	-	-	-	-	2579 397	2569 397	0.6 2.5
ZONE 6	-	-	19	-	63	52	168	424	597	986	514	867	431	690	524	183	553	54	-	4	-	-	80	6209 522	4954 517	1.5 5.4
ZONE 7	-	-	-	13	81	41	222	139	179	453	94	197	68	7	149	-	-	-	-	-	-	-	-	1643 484	1342 493	3.4 7.4
ETOBICOKE	-	1	41	57	339	552	1125	958	976	1379	1027	967	658	761	567	332	553	54	-	4	-	-	80	10431 485	8865 479	1.6 5.0
ZONE 8	-	2	19	39	19	83	196	367	476	293	328	225	318	41	6	47	202	8	5	49	80	98	-	2901 509	2053 484	8.7 10.9
ZONE 9	-	-	-	15	59	246	244	650	602	721	538	312	268	199	91	417	125	47	10	-	-	-	-	4544 482	3892 489	4.5 6.0
ZONE 10	-	-	-	-	56	581	602	963	694	933	543	179	50	-	-	-	-	-	-	-	-	-	-	4601 430	3511 431	2.9 6.8
ZONE 11	-	-	-	-	-	66	10	29	106	259	427	193	155	303	257	-	-	-	-	-	-	-	-	1805 509	1805 509	0.2 2.2
ZONE 12	-	-	-	4	3	3	170	617	355	932	1006	445	524	303	32	-	-	14	-	9	-	-	-	4417 479	3833 480	6.6 12.5
SCARBOROUGH	-	-	-	4	59	650	782	1609	1155	2124	1976	817	729	606	289	-	-	14	-	9	-	-	-	10823 463	9149 467	3.8 8.1
ZONE 13	-	-	-	-	17	30	350	600	592	439	422	378	858	678	547	401	195	-	-	-	-	-	-	5507 510	3939 509	5.9 16.9
ZONE 14	-	-	-	-	28	193	491	633	413	990	348	172	108	87	27	-	-	15	100	155	-	-	-	3760 493	2334 509	8.9 10.6
ZONE 15	1	-	-	-	13	77	234	160	684	294	255	26	100	158	111	103	-	-	-	43	-	-	-	2259 474	1197 485	7.2 9.2
ZONE 16	-	-	-	-	15	77	90	230	658	867	571	724	867	312	52	-	-	2	-	-	-	-	-	4465 487	4194 489	4.1 6.8
ZONE 17	-	-	6	5	9	42	71	196	445	1007	1223	585	523	77	105	64	22	-	-	-	-	-	-	4380 460	4046 464	3.5 7.7
NORTH YORK	1	6	5	9	87	283	1063	1926	3574	3236	2823	1999	2074	1361	861	553	195	17	100	198	-	-	-	20371 487	15710 490	5.4 10.3
METRO TORONTO	1	20	72	156	715	2097	3764	5874	7571	8618	7426	5736	5543	4838	2685	1841	1541	499	347	419	132	113	80	60088 492	47594 489	4.2 8.1
ZONE 18	-	-	2	12	74	154	388	651	872	1208	575	420	198	78	10	92	-	-	20	-	-	-	-	4754 456	4370 453	2.5 4.8
ZONE 19	-	-	-	15	2	31	46	14	36	-	19	30	-	-	-	-	-	-	-	-	-	-	-	191 418	147 399	-0.5 1.0
ZONE 20	-	-	-	-	23	60	196	452	561	727	491	387	109	112	35	46	65	65	44	-	-	-	-	3373 477	3286 477	3.8 7.6
MISSISSAUGA	-	-	2	27	99	245	628	1117	1469	1935	1085	837	307	190	45	138	65	65	64	-	-	-	-	8318 464	7803 462	3.0 5.9
ZONE 21	-	3	-	-	48	153	419	377	367	75	-	25	25	-	-	-	-	-	-	-	-	-	-	1492 410	1492 410	1.5 6.5
ZONE 22	-	-	-	-	-	7	70	53	52	-	62	-	-	-	107	31	-	-	-	-	-	-	-	382 505	382 505	3.5 4.2
BRAMPTON	-	3	-	-	48	153	426	447	420	127	-	87	25	-	107	31	-	-	-	-	-	-	-	1874 429	1874 429	2.0 5.9
ZONE 23	-	3	-	-	49	51	197	396	121	429	16	51	54	16	25	41	26	-	-	-	-	-	-	1475 445	1221 438	2.0 4.6
ZONE 24	-	-	-	-	-	-	-	-	2	-	3	-	-	-	-	-	-	-	-	-	-	-	-	5 468	2 438	6.1 6.1
ZONE 25	-	-	-	-	3	43	112	74	90	89	94	16	-	-	-	-	-	-	-	-	-	-	-	521 432	423 427	4.8 6.8
ZONE 26	5	1	1	-	1	27	49	75	65	26	34	12	11	-	-	-	-	-	-	-	-	-	-	307 426	242 420	2.5 4.7
ZONE 27	-	-	-	17	-	40	105	150	81	70	10	5	-	-	-	-	-	-	-	-	-	-	-	495 418	380 418	1.7 7.7
ZONE 28	-	-	-	-	-	-	84	146	-	22	129	82	-	-	-	-	-	-	-	-	-	-	-	463 449	401 455	8.0 10.4
TOTAL AREA	6	27	75	200	915	2656	5365	8279	98191316	8797	6828	5950	5049	2862	2051	1632	564	411	419	132	113	80	73546 485	59940 481	4.0 7.7	

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE		
	TOTAL AVG UNITS RENT																TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO	
250	324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774
0	300	325	350	375	400	425	450	475	500	525	550	575	600	625	650	675	700	725	750
ZONE 1	-	-	-	-	-	-	2	-	2	4	23	4	136	1	4	3	1	-	-
ZONE 2	-	-	2	3	-	-	2	-	11	-	2	-	9	-	-	-	3	31	692
ZONE 3	-	-	1	1	5	-	18	17	23	12	134	8	38	22	28	18	-	-	524
ZONE 4	-	-	3	23	4	4	1	16	16	96	6	-	-	5	4	51	-	-	585
TORONTO CITY	-	-	1	6	27	9	4	23	33	52	112	165	12	183	36	72	1	-	607
ZONE 5	-	-	-	1	5	12	52	5	23	42	-	15	45	-	-	-	-	-	532
ZONE 6	-	-	-	-	13	16	71	88	112	207	220	142	189	411	258	379	18	-	612
ZONE 7	-	-	-	-	10	13	33	30	68	74	108	123	-	48	-	-	-	-	552
ETOBICOKE	-	-	-	-	1	18	38	96	173	147	298	336	250	327	456	379	28	-	595
ZONE 8	-	-	-	-	3	18	17	128	63	16	30	70	32	7	2	-	-	-	612
ZONE 9	-	-	-	-	-	-	-	116	86	88	26	74	70	153	45	4	6	14	643
ZONE 10	-	-	-	-	-	-	-	73	140	115	56	2	24	6	-	-	-	-	478
ZONE 11	-	-	-	-	-	-	-	13	15	25	10	61	-	97	7	-	-	-	564
ZONE 12	-	-	-	-	-	-	-	13	50	78	86	162	109	217	132	171	38	-	548
SCARBOROUGH	-	-	-	-	-	-	-	17	109	145	241	302	175	280	156	274	45	-	528
ZONE 13	-	-	-	-	-	-	-	20	17	81	243	67	30	105	353	191	78	-	602
ZONE 14	-	-	-	-	-	-	-	19	61	120	90	83	399	81	103	57	14	-	582
ZONE 15	-	-	-	-	-	-	-	9	20	25	10	77	9	54	2	15	12	49	574
ZONE 16	-	-	-	-	-	-	-	-	51	55	178	225	121	293	321	61	-	-	571
ZONE 17	-	-	-	-	-	-	-	15	27	41	136	265	136	174	67	127	6	-	543
NORTH YORK	-	-	-	-	-	-	-	23	86	195	402	853	520	778	548	919	327	195	576
METRO TORONTO	2	1	2	14	78	197	348	799	972	1609	1199	1617	1145	1909	866	657	175	7	581
ZONE 18	-	-	-	-	-	-	-	25	112	60	131	118	89	45	152	-	-	-	535
ZONE 19	-	-	-	-	-	-	-	-	-	3	1	-	-	-	-	-	-	-	494
ZONE 20	-	-	-	-	-	-	-	47	108	127	130	31	60	35	90	-	-	-	518
MISSISSAUGA	-	-	-	-	-	-	-	72	220	190	262	149	149	80	242	-	-	-	527
ZONE 21	-	-	-	-	-	-	-	47	30	25	-	5	-	-	-	-	-	-	453
ZONE 22	-	-	-	-	-	-	-	-	24	-	3	24	-	43	82	-	-	-	620
BRAMPTON	-	-	-	-	-	-	-	47	30	49	-	8	24	-	43	82	-	-	550
ZONE 23	-	-	-	-	-	-	-	12	26	31	28	41	7	18	65	47	4	-	563
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25	-	-	-	-	-	-	-	5	2	5	6	4	2	3	2	2	-	-	497
ZONE 26	-	-	-	-	-	-	-	8	2	-	-	-	1	9	-	-	-	-	501
ZONE 27	-	-	-	-	-	-	-	-	29	11	4	4	4	-	1	-	-	-	548
ZONE 28	-	-	-	-	-	-	-	-	16	-	9	43	8	38	-	-	-	-	543
TOTAL AREA	2	7	6	17	89	238	483	1125	1259	1916	1446	1813	1292	2261	996	661	175	8	574

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

1 2 3 7 14

9 16 7 5 1

2



UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE										SUBSAMPLE		
	274	524	574	599	649	699	749	799	849	899	999	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	4	-	-	-	-	-
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	1	-	-	11	-	1	-	28 947	-
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	1	-	-	15	-	1	-	33 931	-
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	-	4	-	-	-	-	-	9 911	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	-	-	-	4	-	-	-	-	-	9 911	-
Z 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 9 EAST YORK	-	-	-	-	-	-	1	-	3	-	1	5 830	-
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 11	1	-	-	-	-	-	-	-	-	-	-	1 263	-
ZONE 12	1	-	-	-	-	-	-	-	-	-	-	1 263	-
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 13	-	4	-	-	5	5	7	-	-	-	-	21 649	-
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	2 1100	-
ZONE 15	-	-	-	-	-	-	-	-	-	6	-	6 875	-
ZONE 16	-	-	-	-	-	-	12	-	-	-	-	12 725	-
ZONE 17	-	-	-	1	8	-	-	-	-	-	-	9 621	-
NORTH YORK	-	4	-	1	13	5	19	-	-	6	-	50 707	-
METRO TORONTO	1	4	-	1	14	9	20	15	3	7	1	98 803	-
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	6	1	-	-	-	-	-	-	-	-	7 520	-
MISSISSAUGA	-	6	1	-	-	-	-	-	-	-	-	7 520	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	29	-	-	-	-	29 725	-
BRAMPTON	-	-	-	-	-	-	29	-	-	-	-	29 725	-
Z 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	1	10	1	1	14	9	49	15	3	7	1	134 771	-
PER CENT DISTRIBUTION	1	7	1	1	11	7	34	12	2	6	1	19	-

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

**BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)**

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

### ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

[illegible]

DISTRIBUTION

	13	1	2	1	11	2	16	13	11
PER CENT									

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS																									
TOTAL SAMPLE																									
TOTAL AVG																									
UNITS RENT																									
SUBSAMPLE																									
TOTAL AVG																									
UNITS RENT																									
PCT CHANGE																									
6 MO 12 MO																									
250	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999					
0	275	300	325	350	375	400	425	450	475	500	525	550	575	600	650	700	750	800	850	900	1000				
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TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE		
	TOTAL AVG UNITS RENT																TOTAL AVG UNITS RENT	PCI CHANGE 6 MO 12 MO	
ZONE 1	324	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	
ZONE 2	300	350	375	400	425	450	475	500	525	550	575	600	650	700	750	800	850	900	
ZONE 3																			
ZONE 4																			
TORONTO CITY	1	1	1	2	2	6	2	32	-	-	-	-	-	257	206	133	219	223	307
ZONE 5																			
ZONE 6																			
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ETOBICOKE																			
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ZONE 17																			
NORTH YORK																			
METRO TORONTO	1	1	1	6	104	13	74	113	458	359	314	2104	1184	1165	463	615	353	758	1000
ZONE 18																			
ZONE 19																			
ZONE 20																			
MISSISSAUGA																			
ZONE 21																			
ZONE 22																			
BRAMPTON																			
ZONE 23																			
ZONE 24																			
ZONE 25																			
ZONE 26																			
ZONE 27																			
ZONE 28																			
TOTAL AREA	1	25	60	54	114	64	378	998	566	911	2267	4464	3095	1775	1081	1078	482	845	1184

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

TOTAL SAMPLE															SUBSAMPLE			
TOTAL AVG															TOTAL AVG	PCT CHANGE		
UNITS RENT															UNITS RENT	6 MO	12 MO	
524	549	574	599	649	699	749	799	849	899	999					197	998	25.0	24.8
500	525	550	575	600	650	700	750	800	850	900	1000							
ZONE 1	-	-	-	-	-	29	-	55	54	-	26	117	-	-	*	*		
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*		
ZONE 3	-	-	-	-	-	-	71	31	31	54	88	-	-	-	*	*	11.5	13.3
ZONE 4	1	-	-	-	6	-	59	8	-	24	-	-	-	-	*	*	83	814
TORONTO CITY	1	-	-	-	35	-	185	93	31	104	205	-	-	-	*	*	555	918
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*	-	-
ZONE 6	2	10	5	1	-	-	-	-	-	-	-	170	-	-	*	*	126	1024
ZONE 7	-	-	136	237	138	384	6	-	-	-	-	-	-	-	*	*	416	650
ETOBICOKE	2	10	141	238	138	384	6	-	-	-	-	170	-	-	*	*	542	737
ZONE 8	-	-	-	-	-	-	-	7	9	7	-	32	-	-	*	*	55	985
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	9	1100	-	*	*	9	919
ZONE 10	-	-	-	-	-	52	49	-	-	6	-	-	-	-	*	*	107	756
ZONE 11	-	-	-	25	100	142	141	44	65	55	85	-	-	-	*	*	532	766
ZONE 12	-	-	42	24	110	12	-	-	-	5	-	-	-	-	*	*	193	655
SCARBOROUGH	-	-	42	-	49	210	206	190	44	71	60	85	-	-	*	*	832	739
ZONE 13	-	-	-	-	-	116	-	-	-	-	-	-	-	-	*	*	-	-
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	246	-	-	*	*	179	1038
ZONE 15	-	-	-	16	134	-	-	-	-	-	-	-	-	-	*	*	16	625
ZONE 16	-	-	-	143	113	-	-	-	-	-	-	-	-	-	*	*	256	647
ZONE 17	-	-	102	-	53	4	82	-	-	-	-	-	-	-	*	*	241	634
NORTH YORK	-	-	102	-	212	367	82	-	-	-	-	246	-	-	*	*	692	743
METRO TORONTO	1	2	154	141	499	750	672	388	146	109	164	747	-	-	*	*	2685	782
ZONE 18	-	-	-	-	-	-	-	-	-	-	17	31	-	-	*	*	47	1046
ZONE 19	-	-	17	91	165	93	107	28	71	-	-	-	-	-	*	*	430	646
ZONE 20	-	-	-	64	49	72	316	57	55	66	65	-	-	-	*	*	532	769
MISSISSAUGA	-	-	17	155	214	165	423	85	126	66	82	31	-	-	*	*	1009	729
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*	-	-
ZONE 22	-	1	-	80	-	34	97	120	5	-	-	-	-	-	*	*	213	691
BRAMPTON	-	1	-	80	-	34	97	120	5	-	-	-	-	-	*	*	213	691
ZONE 23	2	2	33	3	8	8	4	4	4	4	4	51	-	-	*	*	94	923
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*	-	-
ZONE 25	-	-	-	-	9	9	8	22	-	-	-	-	-	-	*	*	48	720
ZONE 26	-	-	-	2	-	5	-	-	-	-	-	-	-	-	*	*	2	588
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*	*	-	-
ZONE 28	-	-	74	271	208	217	-	-	-	-	-	-	-	-	*	*	692	620
TOTAL AREA	3	5	278	652	938	1188	1204	619	281	179	250	829	-	-	*	*	4743	745

PER CENT DISTRIBUTION 4 8 14 18 19 10 4 3 4 14  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE				SUBSAMPLE	
	749 700	799 750	1000	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	2	-	2 775	*	2 775 -3.1 -3.1
ZONE 2	-	-	-	-	*	-
ZONE 3	-	-	18	18 1100	*	18 901 12.7 12.7
ZONE 4	-	-	-	-	*	-
TORONTO CITY	-	2	18	20 1068	*	20 889 11.1 11.1
ZONE 5	-	-	-	-	*	-
ZONE 6	-	-	-	-	*	-
ZONE 7	-	-	-	-	*	-
ETOBICOKE	-	-	-	-	*	-
Z 8 YORK	-	-	-	-	*	-
Z 9 EAST YORK	-	-	-	-	*	-
ZONE 10	-	-	-	-	*	-
ZONE 11	-	-	-	-	*	-
ZONE 12	-	-	-	-	*	-
SCARBOROUGH	-	-	-	-	*	-
ZONE 13	-	-	-	-	*	-
ZONE 14	-	-	1	1 1100	*	1 1100 37.5 37.5
ZONE 15	-	-	-	-	*	-
ZONE 16	3	-	-	3 725	*	3 725 16.0 16.0
ZONE 17	-	-	-	-	*	-
NORTH YORK	3	-	1	4 819	*	4 819 22.4 22.4
METRO TORONTO	3	2	19	24 1026	*	24 877 12.7 12.7
ZONE 18	-	-	-	-	*	-
ZONE 19	-	-	-	-	*	-
ZONE 20	-	-	-	-	*	-
MISSISSAUGA	-	-	-	-	*	-
ZONE 21	-	-	-	-	*	-
ZONE 22	2	-	-	2 725	*	2 725 -9.4 -4.9
BRAMPTON	2	-	-	2 725	*	2 725 -9.4 -4.9
Z 23 OAKVILLE	-	-	-	-	*	-
ZONE 24	-	-	-	-	*	-
Z 25 RICHMOND	-	-	-	-	*	-
ZONE 26	-	-	-	-	*	-
Z 27 MARKHAM	-	-	-	-	*	-
ZONE 28	-	-	-	-	*	-
TOTAL AREA	5	2	19	26 1003	*	26 865 11.0 11.4

PER CENT  
DISTRIBUTION 18 8 75  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE															SUBSAMPLE												
	250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO				
ZONE 1	174	71	449	634	747	656	908	501	370	213	247	315	94	71	-	155	-	-	-	1	1	-	-	4657	391	3.7	9.3	
ZONE 2	2	64	36	62	38	153	61	45	28	-	21	21	-	-	-	-	-	-	-	-	-	-	-	325	338	9.5	9.7	
ZONE 3	4	96	255	613	1202	859	650	142	33	30	39	20	3	4	12	-	-	2	7	-	-	17	-	2362	350	2.4	6.3	
ZONE 4	46	335	562	192	261	265	88	174	133	140	130	132	44	14	-	-	14	14	14	13	-	-	-	2357	358	7.0	12.4	
TORONTO CITY	226	566	1302	1501	2248	1933	1707	862	564	383	437	488	141	89	12	155	14	14	16	22	14	17	9	9701	371	4.3	9.3	
ZONE 5	39	242	160	29	4	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	475	275	2.7	5.7	
ZONE 6	1	3	1	28	-	21	33	29	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	105	375	-0.2	11.1	
ZONE 7	1	2	2	3	2	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	353	4.4	7.6	
ETOBICOKE	41	247	163	60	6	21	48	30	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	585	293	2.1	6.9	
ZONE 8 YORK	25	88	98	181	217	116	72	23	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	698	326	6.5	9.8	
ZONE 9 EAST YORK	3	44	137	112	64	111	183	53	23	7	6	12	9	2	-	-	-	-	-	-	-	-	-	685	359	6.5	8.3	
ZONE 10	-	17	41	46	107	12	31	34	24	9	5	-	-	-	-	-	-	-	-	-	-	-	-	177	355	0.9	6.9	
ZONE 11	-	-	-	-	-	32	42	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76	378	17.4	19.3	
ZONE 12	-	-	10	10	16	33	13	2	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	86	351	4.5	6.4	
SCARBOROUGH	-	17	51	56	123	77	86	38	25	9	6	-	-	-	-	-	-	-	-	-	-	-	-	322	360	5.3	9.6	
ZONE 13	-	-	1	20	18	10	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42	332	5.5	10.7	
ZONE 14	-	-	-	3	9	5	8	-	-	-	80	82	-	-	-	-	-	-	-	-	-	-	-	99	472	-3.3	-0.5	
ZONE 15	-	10	39	24	30	41	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	322	3.8	5.6	
ZONE 16	-	-	27	25	38	36	-	2	7	6	-	-	-	-	-	-	-	-	-	-	-	-	-	122	331	4.9	10.9	
ZONE 17	-	-	8	21	21	50	42	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138	360	2.5	9.7	
NORTH YORK	-	11	75	93	116	142	51	14	7	6	80	82	-	-	-	-	-	-	-	-	-	-	-	501	365	1.9	6.5	
METRO TORONTO	295	973	1826	2003	2774	2400	2147	1020	624	405	531	582	150	91	12	155	14	14	16	22	14	17	9	12492	364	4.4	9.1	
ZONE 18	9	4	45	129	42	51	31	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	295	327	6.5	8.9	
ZONE 19	4	2	-	-	2	-	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32	358	2.9	2.9	
ZONE 20	1	19	125	61	21	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	220	298	-0.2	7.1	
MISSISSAUGA	14	25	170	190	65	59	57	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	547	317	3.4	7.8	
ZONE 21	6	-	39	33	14	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101	307	1.4	9.2	
ZONE 22	-	-	-	26	24	-	-	-	-	-	-	-	8	9	-	-	-	-	-	-	-	-	-	50	325	3.8	3.8	
BRAMPTON	6	-	39	59	38	10	-	-	-	-	-	-	8	9	-	-	-	-	-	-	-	-	-	151	313	2.2	7.3	
ZONE 23 OAKVILLE	9	11	37	42	-	6	7	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	114	302	3.7	5.6	
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25 RICHMOND	-	6	19	3	-	12	6	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48	333	-1.1	12.3	
ZONE 26	7	9	12	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29	266	11.8	17.8	
ZONE 27 MARKHAM	-	4	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	283	-4.5	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	331	1028	2105	2298	2877	2487	2217	1034	624	405	531	582	158	100	12	155	14	14	16	22	14	17	9	13385	360	4.3	9.0	-

PER CENT DISTRIBUTION 2 6 12 13 17 15 13 6 4 2 1  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																							SUBSAMPLE						
	TOTAL AVG																							TOTAL	AVG					
	UNITS RENT																							UNITS	RENT					
	250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	1000							
ZONE 1	-	13	22	47	371	298	721	1488	1322	3074	483	571	1043	330	441	319	384	461	236	93	195	106	85	12103	504	9881	493	4.2	6.3	
ZONE 2	-	33	23	250	216	144	106	120	343	36	32	16	8	9	12	35	9	2	-	-	-	-	-	1394	391	857	371	5.9	7.0	
ZONE 3	1	9	64	180	652	1185	1757	1530	1327	1369	471	379	471	202	134	101	81	39	36	19	32	2	15	10056	433	7643	434	2.2	6.3	
ZONE 4	4	125	178	349	506	466	1408	647	692	390	506	458	80	213	224	65	56	-	-	13	-	20	368	6768	461	5640	435	6.3	10.7	
TORONTO CITY	5	180	287	826	1745	2093	3992	3785	3684	4869	1492	1424	1602	754	811	520	530	502	272	125	227	128	468	30321	466	24021	456	4.1	7.3	
ZONE 5	15	63	205	304	922	820	241	120	2	30	22	-	-	-	-	-	-	-	-	-	-	-	-	2744	346	2731	346	1.7	3.8	
ZONE 6	-	20	1	98	174	318	438	880	515	377	517	129	81	39	173	74	-	16	34	12	12	12	-	3920	445	3431	442	1.6	5.6	
ZONE 7	2	-	-	22	104	96	49	50	128	35	6	-	-	-	72	-	-	4	16	-	-	-	-	584	427	419	434	3.9	9.2	
ETOBICOKE	17	83	206	424	1200	1234	728	1050	645	442	545	129	81	39	245	74	-	20	50	12	12	12	-	7248	406	6561	402	1.8	5.2	
ZONE 8	9	51	78	223	368	714	980	636	351	276	185	66	266	153	128	73	-	-	-	-	-	-	-	45	4602	421	3278	415	6.6	10.4
ZONE 9	6	52	498	747	1143	1570	867	809	336	220	774	29	22	7	20	14	-	-	-	-	-	-	-	-	7114	404	6181	405	4.8	7.0
ZONE 10	1	-	16	277	987	884	699	368	666	138	98	145	179	184	208	109	4	-	-	-	-	-	-	-	4963	411	3301	418	2.9	7.7
ZONE 11	-	-	-	50	17	-	109	360	161	414	188	42	-	89	265	156	70	110	57	-	-	-	-	-	2088	508	1710	481	1.8	5.2
ZONE 12	-	-	2	11	170	366	518	587	396	299	157	112	104	45	32	16	-	35	-	-	-	-	-	-	2850	427	2473	424	5.8	7.3
SCARBOROUGH	1	-	18	338	1174	1250	1326	1315	1223	851	443	299	283	318	505	281	74	145	57	-	-	-	-	-	9901	436	7484	434	3.5	6.9
ZONE 13	-	-	-	144	315	350	634	288	621	737	486	209	155	195	63	203	21	-	-	-	-	-	-	-	4421	446	3425	444	3.0	12.2
ZONE 14	-	-	15	37	232	350	477	746	222	157	61	-	-	-	-	62	339	179	107	6	-	-	-	-	2990	456	2048	454	4.7	6.4
ZONE 15	-	21	27	89	219	621	255	105	253	113	439	80	-	-	-	-	-	26	-	-	-	-	-	-	2248	409	1561	410	7.6	13.3
ZONE 16	-	-	-	63	54	348	640	428	653	802	506	52	-	-	-	-	-	-	-	-	-	-	-	-	3546	428	3450	425	5.2	7.5
ZONE 17	-	21	31	186	215	357	811	832	798	194	208	144	38	125	-	-	-	-	-	-	-	-	-	-	3960	413	3655	418	4.9	8.1
NORTH YORK	-	42	73	519	1035	2026	2817	2399	2547	2003	1700	485	193	320	125	542	200	133	6	-	-	-	-	-	17165	432	13839	430	4.7	9.3
METRO TORONTO	32	362	714	2828	6269	8460	11431	10052	9259	8777	4585	3177	2454	1606	1821	1510	818	800	385	137	239	140	513	76351	440	61384	435	4.1	7.6	
ZONE 18	1	19	101	191	345	781	1142	850	429	166	87	33	27	15	15	25	44	10	27	29	27	-	-	-	4364	404	4007	397	2.7	5.8
ZONE 19	15	-	3	28	34	35	46	38	-	133	144	94	74	165	411	224	44	-	-	-	-	-	-	-	1488	534	1275	525	4.0	7.9
ZONE 20	-	-	11	113	162	561	643	204	332	176	149	105	11	279	110	669	24	170	-	19	128	-	-	-	3866	490	3215	480	4.0	6.9
MISSISSAUGA	16	19	115	332	541	1377	1831	1092	761	475	380	232	112	459	536	918	112	180	27	48	155	-	-	-	9718	458	8497	448	3.5	6.6
ZONE 21	9	5	21	95	290	530	288	46	25	17	-	288	286	-	-	-	-	-	-	-	-	-	-	-	1900	410	1900	410	1.4	7.8
ZONE 22	-	-	-	-	-	68	15	88	20	-	-	-	180	155	332	60	-	48	32	-	-	-	-	-	998	553	450	520	3.8	7.7
BRAMPTON	9	5	21	95	290	598	303	134	45	17	-	288	466	155	332	60	-	48	32	-	-	-	-	-	2898	459	2350	431	1.9	7.8
ZONE 23	-	9	16	74	204	289	113	144	79	78	71	54	53	10	15	7	5	13	7	7	-	-	-	-	1248	410	1030	415	2.0	5.4
ZONE 24	-	-	-	-	-	3	9	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21	395	10	385	1.3	9.2
ZONE 25	-	-	15	10	54	85	100	69	21	22	-	-	20	47	34	18	-	-	-	-	-	-	-	-	495	427	476	429	7.3	7.4
ZONE 26	10	12	5	34	57	75	88	32	48	51	69	-	-	-	-	-	-	-	-	-	-	-	-	-	481	394	393	387	4.8	4.6
ZONE 27	-	-	18	83	135	71	3	4	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	322	363	217	361	-1.0	2.6
ZONE 28	-	-	-	-	46	28	14	6	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95	358	77	363	6.1	11.1
TOTAL AREA	67	407	886	3391	7544	11050	13942	11541	10218	9424	5109	3751	3105	2277	2738	2513	935	1041	451	192	394	140	513	91629	442	74434	435	3.9	7.7	

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

		TOTAL SAMPLE																				SUBSAMPLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
		TOTAL AVG										TOTAL AVG										TOTAL UNITS	AVG RENT	PCT CHANGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																TOTAL AVG			PCT CHANGE		
	UNITS RENT																UNITS RENT			6 MO 12 MO		
	250	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	1000	
ZONE 1	-	-	-	-	-	-	-	2	-	2	4	23	4	136	30	4	58	55	-	29	148	495 825
ZONE 2	-	-	-	2	3	-	-	2	-	11	-	2	-	9	-	-	-	-	-	-	-	29 524
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	602 743
ZONE 4	-	1	1	1	1	5	-	18	17	23	12	134	8	38	22	28	89	31	31	54	88	327 643
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174 740 9.5
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1071 761 9.2 12.6
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	220 532 0.2 1.7
ZONE 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1863 631 6.8 8.5
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	842 602 5.7 7.1
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2925 615 6.0 7.6
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	373 584 9.1 14.0
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	572 600 9.3 9.1
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	589 526 2.9 6.6
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	775 703 4.1 7.6
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1132 569 4.6 9.2
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2496 600 4.0 8.1
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	856 600 8.8 18.0
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	974 646 15.0 16.4
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174 524 6.5 6.7
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1482 583 4.5 7.8
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1174 562 3.8 8.5
ZONE 22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4680 592 7.4 11.6
ZONE 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12117 614 6.7 10.0
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	701 560 6.9 9.9
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	434 644 4.4 9.1
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1127 637 5.0 9.8
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2262 615 5.4 9.7
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	127 453 1.0 4.0
TOTAL AREA	2	7	6	17	89	238	483	1125	1259	1919	1451	2091	1944	3199	2184	1865	794	289	242	316	1090	20610 629

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1985)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE										SUBSAMPLE		
	274	524	574	599	649	699	749	799	849	899	999	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	6	-	-	-	2 775	-3.1 -3.1
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	1	-	-	-	11	-	1	-	18 901	12.7 12.7
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	1	-	-	-	17	-	1	-	20 889	11.1 11.1
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	4	-	-	-	-	-	-	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	-	-	4	-	-	-	-	-	-	-	-
Z 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 9 EAST YORK	-	-	-	-	-	-	1	-	3	-	1	3 825	22.2 22.2
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	1	-	-	-	-	-	-	-	-	-	-	-	-
SCARBOROUGH	1	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 13	-	4	-	-	5	5	7	-	-	-	-	4 513	10.8 10.8
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	1 1100	37.5 37.5
ZONE 15	-	-	-	-	-	-	-	-	6	-	-	-	-
ZONE 16	-	-	-	-	-	15	-	-	-	-	-	15 725	4.3 9.0
ZONE 17	-	-	-	1	8	-	-	-	-	-	-	9 621	0.4 0.9
NORTH YORK	-	4	-	1	13	5	22	-	-	6	-	29 676	5.2 8.0
METRO TORONTO	1	4	-	1	14	9	23	17	3	7	1	52 767	8.7 10.2
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	6	1	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	6	1	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	31	-	-	-	-	-	31 725	-0.7 1.5
BRAMPTON	-	-	-	-	-	31	-	-	-	-	-	31 725	-0.7 1.5
Z 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	1	10	1	1	14	9	54	17	3	7	1	83 751	5.1 6.9

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE





Canada Mortgage  
and Housing Corporation

Toronto Branch

650 Lawrence Ave., W.,  
Toronto, Ont.  
M6A 1B2

Société canadienne  
d'hypothèques et de logement

Succursale de Toronto

650, av. Lawrence ouest  
Toronto (Ontario)  
M6A 1B2

CAI  
MH  
-R21



**TORONTO OFFICE**

July 1986

**Re: Rental Apartment Vacancy Survey**  
**April 1986**

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We are pleased to provide you with the results of our most recent apartment vacancy survey for the Toronto Census Metropolitan Area.

This survey is conducted semi-annually, in April and October of each year, and covers the whole C.M.A. as outlined on the map at the end of this report. Only buildings containing six or more apartment units are surveyed -- the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not directly measured by this survey. An apartment was considered to be vacant if at the time of enumeration it was unoccupied and available for immediate rental.

The privately owned rental buildings eligible for our April 1986 survey contained an estimated 280,161 apartments. Of this total, 235,241 units (84%) were sampled. All units completed in the October 1, 1984 to September 30, 1985 period were surveyed while those completed prior to September 30, 1984 were surveyed on a sample basis. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible.

In addition to vacancy information, we also collected data on apartment rental rates for the Census Metropolitan Area. These results are summarized in tables at the back of this report.

If this survey needs to be explained in any way, please contact Walter Wilmot at (416) 781-2451.

  
C.K. Holder  
Manager  
Toronto Branch

Canada

## CMHC'S APARTMENT VACANCY SURVEY FOR ONTARIO

### Survey Methodology

CMHC's Apartment Vacancy Survey is conducted twice a year, in April and October, in 24 municipalities in Ontario and in major urban centres across Canada. Only buildings containing six or more apartment units are surveyed; the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not measured.

Both publicly and privately owned rental stock is surveyed; a separate as well as a combined apartment vacancy rate is calculated for these ownership categories.

There are five sub-universes which comprise the total rental apartment universe (the universe is the total number of apartments contained in buildings that have six or more self-contained dwelling units in them). These are as follows:

1. Old Private Universe: projects that have been completed at least 18 months prior to the survey date i.e. prior to October 1, 1984.
2. New Private Universe: projects completed 7 to 18 months prior to the survey, i.e. from October 1, 1984 to September 30, 1985.
3. Regular Private Universe: the sum of the Old and the New Private Universes.
4. Newly Completed Private Universe: projects completed in the six months immediately prior to the survey, i.e. from October 1, 1985 to March 31, 1986. These structures are in varying stages of rent - up and consequently may have an abnormally high number of vacancies.
5. Public Universe: projects built under various government subsidy programs for lower income households and completed on or prior to September 30, 1985. This would include public, non-profit, co-operative and limited dividend housing.

An apartment is considered to be vacant if at the time of the enumeration it was physically unoccupied and available for immediate rental.

CMHC administers the semi-annual apartment vacancy survey in the following Ontario communities:

Barrie	Kingston	Ottawa	Sudbury
Brantford	Kitchener	Peterborough	Thunder Bay
Chatham	Leamington	St. Catharines/Niagara	Timmins
Cornwall	London	St. Thomas	Toronto
Guelph	North Bay	Sarnia	Windsor
Hamilton	Oshawa	Sault Ste. Marie	Woodstock

The average vacancy rate for Ontario's private rental stock in the above twenty-four Ontario communities (including the "old" and "new" universes only) was 0.5% in October 1985 and 0.6% in April 1986.

TORONTO C.M.A.  
APARTMENT VACANCY SURVEY RESULTS  
April 1986

Vacancy rates among privately initiated rental apartments in the Toronto C.M.A. declined again in April to 0.3% of stock, continuing the trend evident since April 1983 when the vacancy rate last peaked at 1.2% (For a definition of the boundaries of the Toronto C.M.A. consult the map at the end of this report.) Historical rates for privately initiated structures, including those new units completed at least 6 months prior to their respective survey dates, are tabled below.

"REGULAR SURVEY" VACANCY RATES  
PRIVATELY INITIATED STOCK  
TORONTO C.M.A.

1982 APRIL/OCT		1983 APRIL/OCT		1984 APRIL/OCT		1985 APRIL/OCT		1986 APRIL
0.4	0.7	1.2	1.0	0.8	0.6	0.5	0.4	0.3

Because of the large size of the universe, the vacancy rate for the "old" private stock (units built at least 19 months prior to the survey date) has not changed since the October 1985 survey, although the number of these units that were vacant and available for immediate rental dropped by 10% or 80 units. "New" private apartments (those completed 7 to 18 months prior to the survey date) also experienced a decrease in vacant units. The vacancy rate for new stock declined from 4.6% to 4.2% in the Toronto C.M.A. and from 2.7% to 2.2% in Metropolitan Toronto. In the Toronto C.M.A. this translates into a vacancy decrease of 45% (100 units); the vacancy decrease for Metropolitan Toronto was 47% (34 units).

VACANCY RATES BY AGE OF APARTMENT STOCK  
PRIVATELY INITIATED APARTMENTS  
TORONTO C.M.A.

<u>Age of Building</u>	<u>Number of Units</u> <u>in Universe</u>		<u>Vacant</u> <u>Units</u>		<u>Vacancy Rate</u> <u>%</u>	
	Oct.'85	Apr.'86	Oct.'85	Apr.'86	Oct.'85	Apr.'86
1. Old (19 months or longer on Market)	275,752	277,271	794	714	0.3	0.3
2. New (7-18 months on Market)	4,817	2,890	220	120	4.6	4.2
3. Old plus New ("the regular survey")	280,569	280,161	1,014	834	0.4	0.3
4. Newly Completed (6 months or less on Market)	729	441	190	131	26.1	29.7
5. Overall ("the regular survey" plus newly completed)	281,298	280,602	1,204	965	0.4	0.3



VACANCIES & RATE OF RENT INCREASE BY ZONE  
REGULAR PRIVATE UNIVERSE

ZONE	LOCATION	VACANCY RATE		NUMBER OF VACANT UNITS	SIZE OF UNIVERSE	6 MONTH RENT INCREASE			
		1985				1986	1985		1986
		APRIL	OCT			APRIL	APR	OCT	APR
	TORONTO CITY								
1	- Central	0.4	0.3	0.5	137	28,139	2.3	5.2	1.9
2	- East	0.7	0.4	0.3	14	4,747	1.3	6.3	-0.4
3	- North	0.2	0.0	0.1	17	29,520	3.5	2.8	2.0
4	- West	1.1	1.1	1.0	168	17,651	3.0	6.8	1.5
	Sub-Total	0.5	0.4	0.4	336	80,057	2.8	4.8	1.7
	ETOBICOKE CITY								
5	- South	0.0	0.0	0.0	2	9,193	2.1	1.3	-0.4
6	- Central	0.1	0.0	0.0	1	14,009	3.5	3.4	0.0
7	- North	0.5	0.4	0.1	5	5,075	1.9	3.6	1.6
	Sub-Total	0.2	0.1	0.0	8	28,277	2.9	2.8	0.2
8	YORK CITY	0.4	0.2	0.2	23	15,329	1.7	7.4	0.0
9	EAST YORK	0.1	0.1	0.0	7	17,902	1.9	5.0	-0.2
	SCARBOROUGH CITY								
10	- Southwest	0.3	0.2	0.1	10	13,698	4.1	3.3	1.3
11	- North	0.7	0.3	0.2	12	6,874	2.8	2.7	2.2
12	- East	0.3	0.2	0.1	9	9,588	3.8	5.6	2.0
	Sub-Total	0.4	0.2	0.1	31	30,160	3.6	3.9	1.8
	NORTH YORK CITY								
13	- Southeast	0.3	0.1	0.1	11	16,900	8.8	4.9	-2.2
14	- Northeast	0.2	0.0	0.0	0	10,829	0.9	7.9	-0.9
15	- Southwest	0.4	0.3	0.1	8	9,349	2.6	7.3	1.3
16	- North Central	0.2	0.0	0.0	5	11,832	2.8	4.6	1.6
17	- Northwest	0.2	0.2	0.2	24	12,596	3.5	4.4	1.3
	Sub-Total	0.3	0.1	0.1	48	61,506	4.1	5.4	0.1
	METRO TORONTO	0.3	0.2	0.2	453	233,231	3.1	4.7	0.9
	MISSISSAUGA CITY								
18	- South	0.4	0.3	0.7	74	11,352	2.6	2.9	1.7
19	- Northeast	1.1	1.3	1.6	70	4,272	2.0	4.4	6.0
20	- Northwest	1.6	1.1	1.0	134	12,999	2.6	4.9	2.5
	Sub-Total	1.0	0.8	1.0	278	28,623	2.5	4.2	2.8
	BRAMPTON CITY								
21	- West	1.1	0.2	0.1	6	4,744	6.4	1.1	2.7
22	- Central	6.1	5.9	2.2	79	3,596	4.6	2.8	3.9
	Sub-Total	3.2	2.7	1.0	85	8,340	5.8	1.7	3.2
23	OAKVILLE TOWN	0.4	0.5	0.3	11	4,271	2.3	3.9	5.0
	YORK REGION								
24	- West	1.3	0.0	1.3	1	79	1.1	1.0	0.9
25	- Richmond Hill	0.1	0.0	0.0	0	1,471	2.3	3.9	5.3
26	- North	0.0	0.2	0.1	1	1,109	0.3	4.0	3.0
27	- Markham	0.0	0.0	0.4	4	1,053	5.6	1.1	1.9
	Sub-Total	0.1	0.1	0.2	6	3,722		3.1	3.6
28	AJAX-PICKERING	0.8	0.0	0.1	1	1,930	1.2	5.5	3.0
	TOTAL CMA	0.5	0.4	0.3	834	280,161	3.1	4.4	1.4

### FACTORS AFFECTING THE CURRENT VACANCY RATE

In conjunction with the decline in vacancies among the "old" and "new" private rental stock, there has been a continuing reduction in the volume of newly completed units coming on the market.

#### COMPLETIONS OF PRIVATELY INITIATED APARTMENT UNITS BY SIX MONTH PERIOD TORONTO C.M.A.

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October 1, 1984 to March 31, 1985	April 1, 1985 to Sept. 30, 1985	October 1, 1985 to March 31, 1986
2,186 Units	729 Units	441 Units

Since there is upwards of a two year lead time between planning and completion of new apartment buildings, the declining number of completions reflects conditions of 1983-1984, not those of 1985-1986. Declines are mainly due to a winding-down of the Canada Rental Supply Program (CRSP) and the MURB incentive program. Of the 441 private units completed in the 6 months preceeding the April 1986 survey, 66 units (15%) had been built under the CRSP program, 353 units (80%) were MURBs while 22 units (5%) received no direct governmental assistance.

Besides the above mentioned supply problems (compounded by demolitions and conversions of existing rental stock) other factors are acting to reduce rental vacancies. The most important of these is increased employment opportunities in the Toronto C.M.A. During the last half of 1984, this area had an average unemployment rate of 7.2%; this declined to an average rate of only 6.4% for the last half of 1985. This availability of work has resulted in increased in-migration, especially from Western Canada, a tendency that has continued into 1986. In addition, the improved economy and increased levels of consumer confidence have made individuals more willing to form new households. Under these circumstances, the vacancy rate would be even lower were it not for the strong resale and new homeownership markets which have increased the movement of tenants into ownership housing.

### VACANCY RATE BY GEOGRAPHIC AREA

The Toronto C.M.A.'s vacancy rate for April 1986 has matched the historical low (0.3%) of October 1981; Metro Toronto's current rate of 0.2% is also an all-time low -- although it is identical to the October 1985 level.

Within the Toronto C.M.A., the lowest vacancy rates (0.0%) were found in south and central Etobicoke, East York, north-east and north-central North York and in Richmond Hill. The next lowest rate (0.1%) was found in the north part of the City of Toronto, north Etobicoke, east and south-west Scarborough, south-east and south-west North York, the west part of Brampton, the north part of York Region and in Ajax/Pickering.

The highest vacancy rates were found in the central part of the City of Brampton (2.2%) followed by the north-east part of Mississauga (1.6%), the west part of York Region (1.3%), the north-west part of Mississauga (1.0%) and in the west part of the City of Toronto (1.0%).

When the April 1986 vacancy results are compared to those of October 1985, we find that the rate remained at 0.0% in south and central Etobicoke, north-east and north-central North York and in Richmond Hill. The vacancy remained at 0.1% in south-east North York and at 0.2% in the City of York, and in the north-west part of North York.

Still comparing April 1986 and October 1985 results, declines of 0.1% were found in the east part of the City of Toronto, East York, all of Scarborough, the north-west part of Mississauga, the west part of Brampton and in the north part of York Region. Declines of 0.2% were found in the south-west part of North York and in Oakville; the rate in north Etobicoke declined by 0.3%. The most significant decrease in the vacancy rate occurred in the central part of the City of Brampton i.e. Bramalea. In this area, vacancies dropped from 5.9% to 2.2%. The basic reason for this has been an increase in demand due to employment growth and a decrease in supply as Canada Rental Supply Plan (CRSP) and MURB rental units are absorbed. There has been minimal private rental construction in Brampton since the termination of these programs.

An increase in the vacancy rate of 0.1% was found in the north part of the City of Toronto and in Ajax/Pickering while the rate increased by 0.2% in the central part of the City of Toronto. An increase of 0.3% was registered for north-east Mississauga while both Markham and south Mississauga had gains of 0.4%.

Of the 834 vacancies reported in this survey, the greatest number were in the north part of the City of Mississauga (204 units or 24.5% of total), the west part of the City of Toronto (168 units or 20.1% of total) and in the central part of the City of Toronto (137 units or 16.4% of total).

#### VACANCY RATE BY RENT LEVEL

As revealed in the table below, the bulk of vacancies are concentrated among higher-priced units e.g. 50% of vacant units rent for more than \$700 per month.



VACANT UNITS BY RENT LEVEL  
REGULAR PRIVATE UNIVERSE APRIL 1986  
TORONTO C.M.A.

# OF BED- ROOMS	VAC. RATE %	INFO N.A.	RENT LEVEL \$							%	TOTAL NO.
			UNDER 400	401-500	501-600	601-700	701-800	801-900	901+		
Bach.	0.5	7	29	14	12	0	3	4	0	8	69
One	0.3	1	31	39	21	125	21	8	46	35	292
Two	0.3	5	4	22	24	56	127	64	88	47	390
Three	0.3	0	0	0	0	12	10	26	35	10	83
Total %		2	8	9	7	23	19	12	20	100	
No.		13	64	75	57	193	161	102	169		834

**VACANCY RATE BY NUMBER OF BEDROOMS**

Table 5 shows vacancy rate by bedroom count for the whole survey zone. Vacancies are equally absent among 1, 2 and 3 bedroom units for both Metropolitan Toronto and the Toronto C.M.A. As is typical, vacancy rates among bachelor units are above the overall average. In past years, vacancy rates have been lowest among 1 bedroom units. The tightness of the rental market has resulted in vacancy rates for 2 and 3 bedroom units matching those of 1 bedroom units.

**VACANCY RATE FOR PUBLICLY OWNED STOCK**

Vacancies in publicly owned units continued to decline. Virtually all of these are in a small number of senior citizen projects owned by the Metro Toronto Housing Company.

PUBLIC HOUSING VACANCY RATE  
TORONTO C.M.A.

Number of Units in Universe		Vacant Units		Vacancy Rate	
Oct. 1985	April 1986	Oct. 1985	April 1986	Oct. 1985	April 1986
76,447	77,637	526	451	0.7	0.6

## CHANGES IN RENT LEVELS

Rent level data is collected from a sample of privately initiated apartments that are part of the "regular survey" universe. This sample only includes those buildings for which rent data has been provided from the most recent three consecutive surveys. As a result of this sampling method, the rent level data collected is not necessarily representative of the private rental market as a whole. In addition, in the October 1985 vacancy survey, rent ranges were increased from the previous upper limit of \$750/month + to \$1,000/month +. This has resulted in some distortion in the calculation of "12 month rate of rent increase". For further information on the magnitude of this distortion, please consult the October 1985 A.V.S. report.

### AVERAGE RENTS AND RATES OF RENT INCREASE BY UNIT TYPE AND AGE OF BUILDING TORONTO CENSUS METROPOLITAN AREA APRIL 1986

	STRUCTURES BUILT AFTER <u>JANUARY 1, 1976</u>			STRUCTURES BUILT BEFORE <u>JANUARY 1, 1976</u>			COMBINED AVERAGE		
	<u>Ave. Rent \$</u>	<u>% Change 6mo.12mo.</u>		<u>Aver. Rent \$</u>	<u>% Change 6mo.12mo.</u>		<u>Aver. Rent \$</u>	<u>% Change 6mo.12mo.</u>	
Bachelor	477	4.6	8.9	348	0.9	5.5	371	1.7	6.2
1 bedroom	616	2.5	9.2	418	1.1	4.2	443	1.4	5.0
2 bedroom	699	3.2	9.9	485	0.8	4.5	529	1.4	5.9
3 bedroom	779	2.5	13.8	562	0.0	4.2	630	1.0	7.7
Weighted Average	672	3.0	10.3	452	0.9	4.4	486	1.4	5.7

Because of recent changes to Provincial legislation which have placed all self-contained rental apartments under the umbrella of rent review, classifying data by whether or not it is subject to rent review is no longer valid. At the same time, it is useful to continue the differentiation between units constructed before and after January 1, 1976, as it allows on extra degree of sub-market analysis.

For the Toronto CMA, the average rate of rent increase for the last 12 months was 5.7%, down from a 7.5% annual rate in October 1985. Among units built before January 1, 1976, the increase on an annual basis was 4.4% down from a 7.4% annual rate in October. Units built after January 1, 1976 had an annual rent increase of 10.3%, up significantly from the 7.6% rate in October 1985: It is expected that rent increases for the newer stock will be moderated now that these units are subject to rent review.

COMPARISON OF CHANGES IN RENT LEVELS  
OF "REGULAR PRIVATE" UNIVERSE AND  
CONSUMER PRICE INDEX  
TORONTO CMA

	STRUCTURES BUILT BEFORE JANUARY 1, 1976	STRUCTURES BUILT AFTER JANUARY 1, 1976	COMBINED TOTAL	CONSUMER PRICE INDEX TORONTO CMA	
				RENT	ALL ITEMS
April 1984 to April 1985	+6.7	+5.4	+6.5	+5.1	+4.2
April 1985 to April 1986	+4.4	+10.3	+5.7	+5.2	+5.0

Rates in the newer stock have increased much more rapidly than the C.P.I. over the last year. This is likely a reaction to increased demand and Provincial legislation which extended rent review to all private rental units. Older rental stock had increases significantly below the rent component of the C.P.I. Please note that the rent index component of the C.P.I. and that of the CMHC rent survey do not jibe. This is because each survey utilizes different samples.

Further statistical summaries of rent ranges, rent increases and average rents by bedroom type and survey zone are contained in the appendix to this report.



## OUTLOOK

Indications are that vacancy rates should begin to ease marginally by October 1986. By that time the impact of the Province's Renterprise program (1,000 of these units should be completed between April and October 1986) and the very active resale and new sales markets should be felt by the rental market. The October 1986 vacancy rate for privately initiated apartments in the Toronto C.M.A. is expected to be 0.5%; up from 0.3% in April 1986.

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There are eight tables and an appendix of rent levels attached to this vacancy survey report. The tables have the following contents:

<u>Table 1</u>	The combined vacancy rate of public and privately initiated stock in Canada's Metropolitan areas. 1977-1986
<u>Table 1A</u>	The vacancy rate for privately initiated units in Canada's Metropolitan areas. 1977-1986
<u>Table 1B</u>	The vacancy rate for publicly initiated units in Canada's Metropolitan areas. 1977-1986
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TABLE I/TABEAU I

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS  
 TAUX D'INOCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOGEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES

1977-1986

(PER CENT/POUR CENT)

Metropolitan Area Région métropolitaine	1977		1978		1979		1980		1981		1982		1983		1984		1985		1986	
	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.
Calgary	0.3	0.2	0.8	1.5	1.9	0.7	1.2	0.5	0.7	0.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	
Chicoutimi-Jonquière	0.8	0.2	0.4	0.8	1.6	1.9	1.9	1.2	0.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	
Edmonton	0.2	0.1	0.9	0.9	3.0	1.9	2.7	1.0	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	
Halifax	2.9	1.4	2.5	2.2	3.0	2.5	2.5	1.2	1.0	0.5	0.9	0.5	1.9	0.8	0.8	0.4	0.7	0.6	1.9	
Hamilton	4.1	3.9	4.0	3.3	3.3	2.1	1.9	1.5	1.3	1.1	0.7	1.5	1.3	0.9	0.8	0.7	0.5	0.5	0.7	
Kitchener	3.0	2.5	2.8	2.6	2.5	1.9	2.1	1.1	1.6	0.7	0.9	0.9	2.0	0.9	0.6	0.6	0.4	0.4	0.4	
London	1.8	1.6	1.8	2.1	3.4	4.1	5.3	3.7	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	0.9	0.4	0.6	
Montreal	1.4	3.5	3.4	5.5	4.4	4.6	3.7	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	
Oshawa	0.7	2.0	1.5	1.4	1.8	3.6	2.6	2.2	2.0	0.0	0.2	0.4	1.1	1.3	1.3	0.3	0.1	0.1	0.2	
Ottawa-Hull	2.8	2.5	2.5	2.6	3.0	4.1	4.4	3.8	2.4	1.1	0.7	0.3	0.3	0.3	0.3	0.3	1.0	1.2	2.0	
Ottawa	1.7	1.2	1.2	1.3	2.2	3.2	3.7	3.1	2.0	0.6	0.4	0.2	0.2	0.2	0.2	0.3	0.8	0.7	1.3	
Hull	7.6	8.5	8.0	8.1	6.9	8.2	7.7	6.8	4.5	3.8	2.0	0.6	0.6	0.5	0.6	0.7	2.1	3.5	4.8	
Quebec	0.9	1.8	1.6	3.5	3.0	4.0	2.6	2.6	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	
Regina	0.4	1.1	2.4	1.9	3.5	1.8	2.0	0.7	1.8	0.5	0.9	0.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	
St. Catharines	1.9	1.1	1.8	1.5	2.2	2.0	2.8	1.8	1.7	0.7	1.1	1.4	2.6	0.9	0.9	0.8	0.6	0.3	0.6	
Niagara																				
Saint John	11.7	10.6	11.6	10.4	7.7	6.9	3.4	4.0	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5	4.6	
St. John's	3.4	2.5	8.6	5.9	5.7	0.8	2.5	0.1	0.7	1.2	6.1	0.9	4.0	3.5	3.8	1.5	2.9	1.6	5.8	
Saskatoon	0.1	0.2	1.0	0.8	3.3	0.9	1.9	0.5	1.6	0.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	
Sudbury	0.9	1.0	3.0	6.1	9.9	5.4	3.2	1.9	1.6	0.5	0.6	1.3	1.5	0.4	0.7	0.6	0.8	0.5	0.9	
Thunder Bay	0.1	0.2	0.8	1.0	1.0	1.2	1.0	0.8	1.3	0.8	1.1	0.4	1.0	0.3	1.0	0.3	0.3	0.4	0.7	
Toronto	1.0	0.9	0.8	0.7	1.1	1.0	1.1	0.6	0.5	0.3	0.4	0.6	1.1	0.8	0.8	0.6	0.6	0.4	0.4	
Trois-Rivières	**	**	**	**	**	**	**	**	**	**	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8	2.3	
Vancouver	1.6	1.5	1.4	1.3	0.9	0.2	0.1	0.1	0.1	0.1	0.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	0.8	
Victoria	2.9	2.5	4.4	1.2	1.7	0.1	0.1	0.1	0.1	0.1	0.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8	2.3	
Windsor	1.5	1.0	0.7	0.9	1.4	1.3	3.1	5.5	8.2	6.9	6.4	3.1	2.5	1.7	1.1	0.9	0.7	0.7	0.5	
Winnipeg	1.2	1.8	1.6	3.5	4.3	4.5	4.3	4.6	4.1	3.1	1.9	1.2	1.3	0.9	1.0	0.8	0.8	0.9	1.1	
TOTAL (1)	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.

\*\* Not available/Non disponible.

TABLE II (TABLEAU II)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1976 - 1986  
Per Cent (Pour Cent)

Period (Période)	Structure Size - In Dwelling Units (Taille des immeubles selon le nombre de logements)								
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1976 -									
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.)	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 -									
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.)	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 -									
Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.)	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 -									
Apr. (Avr.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
Oct. (Oct.)	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
1980 -									
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
Oct. (Oct.)	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
1981 -									
Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
Oct. (Oct.)	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.3	0.2
1982 -									
Apr. (Avr.)	0.8	0.4	0.5	0.7	0.5	0.2	0.3	0.4	0.4
Oct. (Oct.)	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	0.6
1983 -									
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.)	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	1.0
1984 -									
Apr. (Avr.)	0.8	0.7	0.9	0.8	0.6	0.5	1.0	0.8	0.8
Oct. (Oct.)	1.4	0.5	0.8	0.7	0.5	0.5	0.6	0.6	0.6
1985 -									
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.)	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3
1986 -									
Apr. (Avr.)	0.5	0.5	0.7	0.4	0.2	0.3	0.3	0.3	0.3
Oct. (Oct.)									

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986		
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	April (Avril)		
					Completed (Achevés)		
					Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985)	Total
Metropolitan Municipality (Municipalité métropolitaine)							
Toronto City: (Ville de Toronto)							
Central Part: - Zone 1 (Partie centrale)	0.8	0.4	0.4	0.3	0.5	**	0.5
East Part: - Zone 2 (Partie est)	0.8	0.6	0.7	0.4	0.3	**	0.3
North Part: - Zone 3 (Partie nord)	0.1	0.2	0.2	0.0	0.1	-	0.1
West Part: - Zone 4 (Partie ouest)	1.1	1.5	1.1	1.1	0.9	**	1.0
Total Toronto City Total Ville de Toronto)	0.6	0.6	0.5	0.4	0.4	1.9	0.4
Etobicoke City: (Ville d'Étobicoke)							
South Part: - Zone 5 (Partie sud)	0.1	0.0	0.0	0.0	0.0	**	0.0
Central Part: - Zone 6 (Partie centrale)	0.2	0.1	0.1	0.0	0.0	**	0.0
North Part: - Zone 7 (Partie nord)	1.2	0.8	0.5	0.4	0.1	-	0.1
Total Etobicoke City Total Ville d'Étobicoke)	0.3	0.2	0.2	0.1	0.0	0.0	0.0

Not available. (Chiffres non disponibles.)  
The definition of vacant is "a dwelling unit that is available for immediate rental and  
physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité  
logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du  
recensement".)

TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986		
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	April (Avril)		
					Completed (Achevés)		
					Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984 - Sept. 1985 (Oct. 1984 - Sept. 1985)	Tot
York City: - Zone 8 (Ville d'York)	0.8	0.4	0.4	0.2	0.2	-	0.
East York Borough: - Zone 9 (Borough d'est York)	0.1	0.2	0.1	0.1	0.0	-	0.
Scarborough City: (Ville de Scarborough)							
Central Part: - Zone 10 (Partie centrale)	0.3	0.2	0.3	0.2	0.1	-	0.
North Part: - Zone 11 (Partie nord)	0.9	0.6	0.7	0.3	0.2	**	0.
East Part: - Zone 12 (Partie est)	1.0	0.3	0.3	0.2	0.1	-	0.
Total Scarborough City (Total Ville de Scarborough)	0.6	0.3	0.4	0.2	0.1	**	0.
North York City (Ville de North York)							
South-East Part: - Zone 13 (Partie sud-est)	2.0	0.5	0.3	0.1	0.1	-	0.
North East Part: - Zone 14 (Partie nord-est)	0.2	0.0	0.2	0.0	0.0	**	0.
South West Part: - Zone 15 (Partie sud-ouest)	0.4	0.5	0.4	0.3	0.1	-	0.
North Central Part: - Zone 16 (Partie nord-centrale)	0.2	0.3	0.2	0.0	0.0	-	0.
North West Part: - Zone 17 (Partie nord-ouest)	0.7	0.2	0.2	0.2	0.0	**	0.
Total North York City: (Total Ville de North York)	0.8	0.3	0.3	0.1	0.0	4.4	0.
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.6	0.4	0.3	0.2	0.2	2.2	0.

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986		
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	April (Avril)		
					Completed (Achevés)		
					Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985)	Total
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)							
Mississauga City: (Ville de Mississauga)							
South Part: - Zone 18 (Partie sud)	0.7	0.3	0.4	0.3	0.0	14.2	0.7
North-West Part: - Zone 19 (Partie nord-ouest)	3.6	3.9	1.1	1.3	1.6	**	1.6
North East Part: - Zone 20 (Partie nord-est)	4.3	2.2	1.6	1.1	1.0	**	1.0
Total Mississauga City (Total Ville de Mississauga)	2.7	1.7	1.0	0.8	0.7	9.7	1.0
Brampton - West Part: - Zone 21 (Partie ouest de Brampton)	0.1	0.1	1.1	0.2	0.1	-	0.1
Brampton - East Part: - Zone 22 (Partie est de Brampton)	4.0	7.8	6.1	5.9	2.3	**	2.2
Total Brampton City (Total Ville de Brampton)	1.5	3.1	3.2	2.7	1.0	**	1.0
Oakville Town: - Zone 23 (Ville de Oakville)	0.5	0.2	0.4	0.5	0.3	-	0.3
Caledon Town, - Zone 24 Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	0.0	0.0	1.3	0.0	1.3	-	1.3

Not available. (Chiffres non disponibles.)  
Definition of vacant is "a dwelling unit that is available for immediate rental and  
physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité  
logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du  
recensement".)



TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986		
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	April (Avril)		
					Completed (Achevés)		
					Prior to Oct. 1984 (Avant Oct. 1984)	Oct. 1984- Sept. 1985 (Oct. 1984- Sept. 1985)	Total
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région Métropolitaine de recensement) (Suite)							
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	1.0	0.2	0.1	0.0	0.0	-	0.0
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch- Stouffville)	0.1	0.0	0.0	0.2	0.1	-	0.1
Markham Town: - Zone 27 (Ville de Markham)	0.4	0.5	0.0	0.0	0.4	-	0.4
Total York Region (Total Region de York)	0.5	0.2	0.1	0.1	0.2	-	0.2
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	3.3	1.2	0.8	0.0	0.1	-	0.1
Total Remaining Part: (Total de la partie restante)	2.1	1.6	1.3	1.0	0.7	7.3	0.8
Total Census Metroplitan Area (Total Région Métropolitaine de recensement)	0.8	0.6	0.5	0.4	0.3	4.2	0.4

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1985 - 1986

Area (Région)	Number of Units (Nombres d'unités)																	
	6-9		10-19		20-29		30-49		50-99		100-199		200 +		Total		20 +	
	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)																		
	3.7	2.9	0.0	0.8	0.0	3.2	0.0	1.4	0.7	0.3	0.0	0.2	0.1	0.2	0.3	0.5	0.2	0.4
	1.3	0.0	0.8	1.3	0.0	0.7	0.9	0.2	0.2	0.0	**	-	0.0	0.0	0.4	0.3	0.3	0.2
	0.0	0.0	0.4	0.4	0.2	0.2	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
	1.2	0.7	0.0	2.1	1.8	2.5	2.4	2.1	0.2	1.0	1.5	0.8	1.2	0.3	1.1	1.0	1.2	0.9
Total Toronto City (Total Ville de Toronto)	1.6	1.1	0.2	1.2	0.5	1.5	0.5	0.8	0.3	0.3	0.3	0.2	0.3	0.2	0.4	0.4	0.3	0.4

**\*\* Not available. (Chiffres non disponibles.)**

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table IV cont'd/(Tableau IV - suite)

TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Etobicoke City: (Ville d'Etobicoke)														
South Part: (Partie Sud)	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	-	0.0
Central Part: (Partie centrale)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0
North Part: (Partie nord)	0.0	0.0	2.0	0.0	-	-	0.8	0.0	0.0	0.0	0.4	0.3	0.4	0.1
Total Etobicoke City (Total Ville d'Etobicoke)	0.0	0.0	0.4	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0
York City: (Ville d'York)	0.7	0.7	0.4	0.4	0.3	0.6	0.3	0.0	0.3	0.1	0.1	0.1	0.0	0.1
East York Borough: (Borough d'est York)	0.0	0.0	0.4	0.4	0.3	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.0

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Scarborough City: (Ville de Scarborough)														
Central Part: (Partie centrale)	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.2	0.1	0.1	0.1	0.2	0.1
North Part: (Partie nord)	10.7	1.8	-	-	**	**	1.0	0.0	1.2	0.4	0.1	0.1	0.3	0.2
East Part: (Partie est)	**	**	**	**	-	-	0.0	0.0	0.1	0.0	0.3	0.1	0.1	0.1
Total Scarborough City (Total Ville de Scarborough)	2.3	0.4	0.0	0.0	0.2	0.0	0.3	0.0	0.2	0.1	0.2	0.1	0.2	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
North York City: (Ville de North York)														
South East Part: - Zone 13 (Partie sud-est)	-	-	0.4	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.1	0.1	0.1	0.1
North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**	0.0	0.0	0.0	0.0
South West Part: - Zone 15 (Partie sud-ouest)	0.0	0.0	0.9	0.6	0.0	0.0	0.3	0.0	0.2	0.0	0.2	0.0	0.3	0.0
North Central Part: - Zone 16 (Partie nord-centrale)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
North West Part: - Zone 17 (Partie nord-ouest)	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.4	0.0	0.2	0.1	0.2	0.2
Total North York City (Total ville de North York)	0.0	0.0	0.4	0.2	0.0	0.0	0.1	0.1	0.2	0.1	0.1	0.0	0.1	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.8	0.5	0.3	0.5	0.3	0.7	0.3	0.3	0.2	0.2	0.1	0.1	0.2	0.2

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (The *vacant* inoccupied est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto

1985 - 1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)														
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.1	1.4	0.5	**	**
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	0.0	5.6	0.0	0.0	-	-	-	-	-	-	-	1.3	-	-
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch- Stouffville Twp.: (Ville de Aurora, Ville de East-Gwillimbury, Ville de Newmarket et Canton de Whitchurch-Stouffville)	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.2	0.2	-	0.1	0.3	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".



TABLE V (TABLEAU V)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985 - 1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
Metropolitan Municipality: (Municipalité Métropolitaine)										
Toronto City: (Ville de Toronto)										
Central Part: - Zone 1 (Partie centrale)	0.7	0.6	0.1	0.5	0.2	0.5	0.0	0.1	0.3	0.
East Part: - Zone 2 (Partie est)	0.9	0.8	0.3	0.3	0.4	0.0	0.0	0.0	0.4	0.
North Part: - Zone 3 (Partie nord)	0.0	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.
West Part: - Zone 4 (Partie ouest)	1.9	1.3	0.9	0.7	1.2	1.4	0.0	0.0	1.1	1.
Total Toronto City (Total Ville de Toronto)	0.7	0.6	0.3	0.4	0.4	0.4	0.0	0.0	0.4	0.
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5 (Partie sud)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.
Central Part: - Zone 6 (Partie centrale)	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.
North Part: - Zone 7 (Partie nord)	0.0	0.0	0.8	0.0	0.3	0.1	0.4	0.1	0.4	0.
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.1	0.0	0.1	0.0	0.2	0.0	0.1	0.
York City: - Zone 8 (Ville d'York)	0.4	0.2	0.2	0.2	0.2	0.0	0.2	0.0	0.2	0.
East York Borough: (Borough d'est York)	0.0	0.0	0.1	0.1	0.0	0.0	0.2	0.1	0.1	0.

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Table V cont'd/(Tableau V suit)



Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985 - 1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
Scarborough City (Ville de Scarborough)										
Central Part: - Zone 10 (Partie centrale)	0.0	0.0	0.2	0.1	0.1	0.0	0.1	0.0	0.2	0.1
North Part: - Zone 11 (Partie nord)	0.0	0.0	0.2	0.0	0.3	0.1	1.0	0.7	0.3	0.2
East Part: - Zone 12 (Partie est)	2.3	0.0	0.2	0.1	0.2	0.1	0.2	0.2	0.2	0.1
Total Scarborough City (Ville de Scarborough)	0.4	0.0	0.2	0.1	0.2	0.1	0.4	0.3	0.2	0.1
North York City: (Ville de North York)										
South-East Part:- Zone 13 (Ville sud-est)	0.0	0.0	0.3	0.1	0.0	0.1	0.1	0.0	0.1	0.1
North East Part:- Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
South West Part:- Zone 15 (Partie sud-ouest)	1.3	0.0	0.2	0.0	0.2	0.2	0.7	0.0	0.3	0.1
North Central Part: (Partie nord centrale)										
- Zone 16	0.0	0.6	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0
North West Part:- Zone 17 (Partie nord-ouest)	0.0	0.0	0.3	0.1	0.1	0.3	0.4	0.0	0.2	0.2
Total North York City (Ville de North York)	0.4	0.1	0.2	0.1	0.1	0.1	0.2	0.0	0.1	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.6	0.5	0.2	0.2	0.2	0.2	0.2	0.1	0.2	0.2

Not available. (Chiffres non disponibles.)  
The definition of vacant is "a dwelling unit that is available for immediate rental and  
physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de  
logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du  
recensement".)

TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985 - 1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)										
Mississauga City: (Ville de Mississauga)										
South Part: - Zone 18 (Partie sud)	0.0	0.0	0.5	0.3	0.2	0.8	0.1	2.3	0.3	0.
North-West Part:- Zone 19 (Partie nord-ouest)	2.9	0.0	0.8	0.7	1.5	2.4	1.7	1.2	1.3	1.
North-East Part:- Zone 20 (Partie nord-est)	0.0	0.4	1.6	2.0	1.0	0.6	0.4	0.6	1.1	1.
Total Mississauga City (Ville de Mississauga)	0.2	0.2	1.0	1.0	0.8	0.9	0.6	1.2	0.8	1.
Brampton-West Part: (Partie ouest - Zone 21 de Brampton)	0.9	0.0	0.1	0.0	0.3	0.2	0.0	0.0	0.2	0.
Brampton-East Part: (Partie est - Zone 22 de Brampton)	1.5	1.4	1.4	1.0	8.0	2.7	6.1	2.6	5.9	2.
Total Brampton City (Total Ville de Brampton)	1.1	0.6	0.5	0.3	3.8	1.3	4.9	2.1	2.7	1.
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.1	0.1	0.7	0.2	0.5	1.2	0.5	0.

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1985 - 1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)
ledon Town, - Zone 24	**	**	0.0	0.0	0.0	2.3	**	**	0.0	1.3
ughan Town and ng Twp.: Ville de Caledon, Ville de Vaughan et Canton de King) chmond Hill Town: Ville de Richmond Hill)										
- Zone 25	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
rrora Town, - Zone 26	0.0	0.0	0.2	0.0	0.2	0.2	0.0	0.0	0.2	0.1
st Gwillimbury Town, wmarket Town and itchurch-Stouffville p.: Canton de Whitchurch- Stouffville)										
rkham Town: - Zone 27 Ville de Markham)	0.0	0.0	0.0	0.7	0.0	0.2	0.0	0.0	0.0	0.4
al York Region otal Region de York	0.0	0.0	0.1	0.2	0.1	0.2	0.0	0.0	0.1	0.2
ax Town, - Zone 28 ckering Town: Ville de Ajax Ville de Pickering)	**	**	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1
al Remaining Part otal de la partie estante)	0.3	0.2	0.7	0.7	1.3	0.8	1.0	1.1	1.0	0.8
al sus Metropolitan Area égion Métropolitaine e recensement)	0.6	0.5	0.3	0.3	0.4	0.3	0.4	0.3	0.4	0.3

Not available. (Chiffres non disponibles.)  
definition of vacant is "a dwelling unit that is available for immediate rental and  
ically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de  
ment qui peut être louée immédiatement, mais effectivement inoccupée au moment du  
mbrement".)





## A P P E N D I X

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - April 1986

### CAUTION:

These tables illustrate the range of rents being charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The subsample (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. No attempt has been made to adjust to the total universe.

BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE															SUBSAMPLE				
	TOTAL AVG UNITS RENT															TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO			
250	274	299	324	349	374	399	424	449	474	499	524	549	575	600	649	849				
0	250	275	300	325	350	375	400	425	450	475	500	525	550	575	600	800				
ZONE 1	35	98	245	509	509	1003	408	430	276	85	84	78	23	-	-	-	2910	373	1.0	6.2
ZONE 2	20	66	58	38	181	59	38	43	26	16	16	6	-	-	2	-	438	342	-1.3	8.1
ZONE 3	17	61	214	349	981	1292	673	185	50	32	41	7	-	1	-	1	2343	356	1.6	4.7
ZONE 4	26	150	376	300	269	218	81	189	-	22	20	2	2	12	-	-	1554	333	1.1	6.9
TORONTO CITY	98	375	893	1196	1940	2572	1200	847	352	155	161	93	25	13	2	1	7245	357	1.1	6.0
ZONE 5	45	245	153	29	4	-	14	-	-	-	-	-	-	-	-	-	489	274	-0.4	2.3
ZONE 6	-	-	-	31	2	36	27	20	4	-	-	-	-	-	-	-	119	366	-0.8	-0.9
ZONE 7	2	-	3	3	3	-	-	1	-	-	-	-	-	-	-	-	7	302	-7.7	-15.9
ETOBICOKE	47	245	156	63	9	36	41	21	4	-	-	-	-	-	-	-	615	292	-0.6	1.3
ZONE 8	21	74	78	209	158	108	64	21	4	-	1	-	-	-	-	-	589	327	1.4	6.3
ZONE 9	8	17	79	202	72	264	51	34	59	4	1	-	-	-	-	-	741	349	-1.5	4.5
ZONE 10	-	3	38	26	42	64	3	6	-	-	-	-	-	-	-	-	98	321	4.0	4.5
ZONE 11	-	-	-	-	11	35	23	-	3	-	-	-	-	-	-	-	72	370	-1.9	15.5
ZONE 12	-	-	2	7	30	29	13	5	-	1	-	2	-	-	-	-	71	358	0.6	5.2
SCARBOROUGH	-	3	40	33	83	128	39	11	3	1	-	2	-	-	-	-	241	347	1.0	8.0
ZONE 13	-	-	5	18	19	13	-	1	1	-	-	-	-	-	-	-	37	339	1.6	5.0
ZONE 14	-	-	-	2	6	8	6	4	3	-	40	41	-	-	-	-	103	476	1.2	-1.7
ZONE 15	1	6	25	25	29	41	2	-	54	-	-	-	-	-	-	-	106	344	7.0	10.8
ZONE 16	-	-	8	43	30	46	-	2	7	6	-	-	-	-	-	-	140	346	1.5	5.8
ZONE 17	-	2	-	36	52	28	21	6	5	-	-	-	-	-	-	-	144	351	-2.8	0.2
NORTH YORK	1	8	38	124	136	136	29	13	70	6	40	41	-	-	-	-	530	372	1.2	3.2
METRO TORONTO	175	722	1284	1827	2398	3244	1424	947	492	166	203	136	25	13	2	1	9961	351	0.8	5.5
ZONE 18	10	3	49	103	58	43	43	14	-	-	-	-	-	-	-	-	287	333	1.8	8.7
ZONE 19	4	2	-	1	-	-	-	1	-	-	-	-	-	-	-	-	7	263	4.3	4.3
ZONE 20	1	34	102	45	35	19	-	-	-	1	-	-	-	-	-	-	235	302	1.1	1.2
MISSISSAUGA	15	39	151	149	93	62	43	15	-	1	-	-	-	-	-	-	529	319	1.5	5.3
ZONE 21	6	10	16	30	33	12	-	-	-	-	-	-	-	-	-	-	101	312	1.7	3.1
ZONE 22	-	-	-	26	-	24	-	-	-	-	-	-	-	-	-	-	50	337	3.7	7.7
BRAMPTON	6	10	16	56	33	36	-	-	-	-	-	-	-	-	-	-	151	320	2.4	4.7
ZONE 23	12	17	27	15	27	-	-	2	-	-	-	-	-	-	-	-	100	296	1.1	5.4
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25	-	1	17	13	1	3	-	-	-	-	-	-	-	-	-	-	19	301	-0.4	8.0
ZONE 26	7	20	6	4	3	-	-	-	-	-	-	-	-	-	-	-	30	273	2.2	13.7
ZONE 27	-	2	4	-	4	-	-	-	-	-	-	-	-	-	-	-	4	275	4.8	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	215	811	1505	2064	2559	3345	1467	964	492	167	203	136	25	13	2	1	10794	348	0.9	5.5

PER CENT DISTRIBUTION 1 6 10 14 18 24 11 7 4 1 2 1  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

		TOTAL SAMPLE																				SUBSAMPLE							
		250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO			
ZONE 1	1	1	27	157	463	541	414	797	1520	2770	533	567	356	243	211	555	294	115	58	5	-	-	-	-	6786	473	2.4	4.3	
	-	20	110	127	367	461	193	322	37	25	25	45	41	20	27	18	14	8	-	-	-	-	-	-	1095	375	1.2	5.8	
	1	14	57	217	663	848	1873	1428	1117	1580	524	672	374	160	80	267	47	54	21	23	7	24	-	-	7784	438	1.5	2.1	
	12	8	114	226	381	1282	628	942	1060	569	32	489	70	-	1	43	11	60	-	-	-	-	-	-	5174	411	0.3	6.1	
TORONTO CITY		14	43	308	727	1854	3132	3108	3489	3734	4944	1114	1773	841	423	319	883	366	237	79	28	7	24	28	27475	440	1.5	3.9	
ZONE 5	-	162	169	319	910	742	261	99	2	27	-	-	-	-	11	-	-	-	-	-	-	-	-	-	2710	344	-0.5	1.2	
ZONE 6	-	2	5	95	97	370	588	536	470	527	443	233	101	242	-	11	16	1	-	-	-	-	-	-	3573	440	0.3	2.3	
ZONE 7	-	-	-	13	78	68	116	73	123	37	8	-	-	-	36	-	-	-	-	-	-	-	-	-	383	425	1.2	4.5	
ETOBICOKE	-	164	174	427	1085	1180	965	708	595	591	451	233	112	242	47	11	16	1	-	-	-	-	-	-	6666	400	0.1	2.1	
Z 8 YORK	-	32	67	121	291	851	834	862	264	230	160	60	156	17	7	252	10	-	-	-	-	-	-	-	3340	408	1.4	5.7	
Z 9 EAST YORK	-	-	22	195	963	1602	899	1628	795	758	140	74	74	18	8	6	12	-	-	-	-	-	-	-	6250	397	-0.4	3.5	
ZONE 10	-	1	2	114	508	1337	947	605	263	308	54	3	-	-	-	3	-	-	-	-	-	1	-	-	2562	381	-0.4	3.2	
ZONE 11	-	-	-	-	50	49	84	216	328	-	314	30	35	-	-	-	-	-	-	-	-	-	-	-	950	440	3.5	4.5	
ZONE 12	-	-	1	14	46	286	673	506	352	366	249	38	-	-	-	-	7	-	-	-	-	-	-	-	2183	418	2.5	7.9	
SCARBOROUGH	-	1	3	128	604	1672	1704	1327	943	674	617	71	35	-	-	3	7	-	-	-	-	1	-	-	5695	405	1.4	5.2	
ZONE 13	-	-	-	63	182	614	523	744	504	377	394	293	174	63	-	-	-	-	-	-	-	-	-	-	3076	422	-1.0	2.3	
ZONE 14	-	-	9	20	265	759	530	423	137	109	5	-	-	30	100	259	54	11	-	-	-	-	-	-	2269	451	-0.2	3.9	
ZONE 15	-	40	45	130	295	323	278	126	288	275	355	80	-	-	-	-	-	-	-	-	-	-	-	-	1457	413	1.6	8.4	
ZONE 16	-	-	9	87	270	674	349	629	832	643	52	-	-	-	-	-	-	-	-	-	-	-	-	-	3455	434	1.4	6.5	
ZONE 17	-	2	57	146	105	395	631	891	715	516	144	-	-	-	-	-	-	-	-	-	-	-	-	-	3121	414	1.1	5.1	
NORTH YORK	-	42	102	357	689	1867	2865	2640	2559	2137	1645	430	174	93	100	259	54	11	-	-	-	-	-	-	13378	427	0.5	4.9	
METRO TORONTO	14	282	676	1955	5486	10304	10375	10654	8890	9334	4127	2641	1392	793	481	1414	465	249	79	28	7	25	28	28	69699	423	0.9	4.1	
ZONE 18	4	12	24	196	280	803	898	670	639	434	77	63	5	-	-	-	-	-	-	-	-	-	-	-	3835	399	2.1	4.0	
ZONE 19	38	-	-	11	20	35	52	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	178	345	-3.9	-4.0	
ZONE 20	-	-	1	86	189	319	588	386	302	232	124	59	-	-	8	45	45	-	-	-	-	-	-	-	2172	415	4.0	5.4	
MISSISSAUGA	42	12	25	293	489	1157	1538	1087	941	666	201	122	5	-	8	45	45	-	-	-	-	-	-	-	6185	403	2.6	4.3	
ZONE 21	9	19	22	20	289	408	348	171	68	14	8	-	-	-	-	-	-	-	-	-	-	-	-	-	1326	369	2.4	4.4	
ZONE 22	-	-	-	-	-	70	15	8	62	-	-	8	-	-	-	-	-	-	-	-	-	-	-	-	183	419	5.8	5.8	
BRAMPTON	9	19	22	20	289	478	363	179	130	14	8	-	-	-	-	-	-	-	-	-	-	-	-	-	1559	377	2.2	4.5	
Z 23 OAKVILLE	-	30	8	55	74	313	167	55	52	24	40	36	36	23	2	2	-	-	-	-	-	-	-	-	917	392	3.0	5.6	
ZONE 24	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	388	3.3	3.3	3.3
Z 25 RICHMOND	-	-	-	10	31	86	86	38	15	20	22	-	-	-	-	-	-	-	-	-	-	-	-	-	394	401	5.3	8.6	
ZONE 26	10	-	-	14	49	49	67	43	71	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	309	383	4.0	7.8	
Z 27 MARKHAM	-	-	-	30	74	44	115	57	11	5	-	19	-	-	-	-	-	-	-	-	-	-	-	-	217	377	4.3	3.3	3.3
ZONE 28	-	-	-	-	9	36	25	18	2	1	5	-	-	-	-	-	-	-	-	-	-	-	-	-	96	360	-2.7	3.2	3.2
TOTAL AREA	75	343	731	2386	6528	12456	12733	12163	10134	10069	4396	2840	1461	816	491	1461	510	249	79	28	7	25	28	28	80009	419	1.1	4.2	4.2

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

		TOTAL SAMPLE																				SUBSAMPLE		
		250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT
ZONE 1 ZONE 2 ZONE 3 ZONE 4	-	-	1	1	8	17	32	57	62	58	95	210	1075	128	447	393	274	130	74	146	17	3225	584	* 2276 562 0.7 4.9
	-	-	-	14	38	41	129	8	10	242	78	16	13	14	25	20	2	5	5	-	-	-	660 453	* 405 443 -4.5 3.7
	2	2	3	2	33	98	123	159	261	420	308	604	1096	783	188	324	269	103	130	48	-	-	4956 539	* 3381 534 2.6 3.6
	-	-	1	17	10	56	51	161	67	274	180	654	324	171	240	35	1	-	-	-	-	17	2242 503	* 1880 497 1.1 7.5
TORONTO CITY		2	2	5	34	89	212	335	385	400	994	661	1484	2508	1096	900	772	546	238	209	194	17	11083 540	* 7942 529 1.3 4.9
ZONE 5	-	2	24	139	203	556	789	277	252	186	88	5	22	6	43	-	-	-	-	-	-	-	2592 395	* 2557 395 -0.5 0.1
ZONE 6	-	-	-	-	56	74	115	402	378	1090	868	747	512	735	283	330	493	8	5	-	-	-	6096 514	* 5714 517 0.2 2.2
ZONE 7	-	-	-	-	3	22	49	197	131	300	430	185	201	68	-	149	-	-	-	-	-	-	1735 489	* 1356 496 0.7 3.8
ETOBICOKE		-	2	24	139	262	652	953	876	761	1576	1386	937	735	809	326	479	493	8	5	-	-	10423 480	* 9627 482 0.1 2.0
Z 8 YORK	-	-	10	28	23	89	159	507	423	502	315	149	100	99	93	13	145	10	-	-	-	-	2665 468	* 2111 472 -1.8 5.8
Z 9 EAST YORK	-	-	-	2	24	78	260	350	533	933	814	873	163	148	120	151	114	50	-	-	-	-	4613 486	* 3897 491 0.9 5.2
ZONE 10	1	-	-	-	18	344	682	750	1024	882	470	294	103	-	-	-	-	-	1	15	16	16	4600 440	* 3364 438 1.6 4.3
ZONE 11	-	-	-	-	-	-	-	66	55	204	65	329	390	629	154	-	-	-	-	-	-	-	1892 528	* 1694 529 3.7 3.6
ZONE 12	-	-	-	-	-	6	108	412	535	1117	444	583	598	330	50	50	-	2	20	-	-	-	4255 485	* 3857 487 1.2 8.2
SCARBOROUGH		1	-	-	-	18	350	790	1228	1614	2203	979	1206	1091	959	204	50	-	2	21	15	16	10747 473	* 8915 476 1.9 5.8
ZONE 13	-	-	-	-	1	25	21	325	679	638	1134	657	557	448	410	292	243	248	54	-	-	-	5732 494	* 4473 495 -3.5 1.1
ZONE 14	-	-	-	-	-	20	7	70	1026	651	614	527	307	114	29	10	-	27	40	203	-	-	3645 502	* 2527 504 -0.9 6.3
ZONE 15	-	-	-	-	9	48	71	142	342	417	266	265	36	138	325	53	161	-	-	-	-	-	1266 482	* 1266 482 6.8
ZONE 16	-	-	-	-	-	6	60	75	148	348	1134	566	807	657	631	52	-	-	2	-	-	-	4486 495	* 4221 497 1.8 5.9
ZONE 17	-	-	-	-	-	29	21	40	131	359	741	935	993	509	332	170	20	5	-	-	-	-	3879 475	* 3879 475 2.2 6.2
NORTH YORK		-	-	10	39	100	212	680	1598	3170	4120	3095	2436	1882	1650	446	419	248	81	42	203	-	20431 489	* 16366 491 -0.2 4.7
METRO TORONTO		3	4	49	242	516	1593	3177	4944	6901	10328	7250	7085	6479	4761	2089	1884	1546	389	277	412	33	59962 493	* 48858 492 0.5 4.5
ZONE 18	-	-	-	6	64	119	325	904	646	964	472	912	219	93	30	31	-	-	-	-	-	-	4785 459	* 4435 458 1.4 3.3
ZONE 19	-	-	25	15	-	15	37	14	10	26	19	30	-	-	-	-	-	-	-	-	-	-	191 411	* 185 412 -1.7 -2.1
ZONE 20	-	-	-	-	39	57	117	371	484	721	648	439	298	92	14	5	1	60	100	13	-	-	3459 484	* 3305 486 2.0 5.9
MISSISSAUGA		-	-	25	21	103	191	479	1289	1140	1711	1139	1381	517	185	44	36	1	60	100	13	-	8435 468	* 7925 468 1.6 4.3
ZONE 21	-	3	-	15	20	204	200	365	361	220	69	40	10	-	-	-	-	-	-	-	-	-	1507 420	* 1446 420 2.3 3.9
ZONE 22	-	-	-	-	-	-	8	8	97	71	65	-	-	-	77	-	61	-	-	-	-	-	387 516	* 258 537 2.2 6.1
BRAMPTON		-	3	-	15	20	204	208	373	458	291	134	40	10	-	77	-	61	-	-	-	-	1894 440	* 1704 438 2.3 4.3
Z 23 OAKVILLE	-	-	3	-	41	76	158	212	289	288	186	9	61	25	37	25	51	-	-	-	-	-	1461 455	* 1175 450 2.9 5.5
ZONE 24	-	-	-	-	-	-	-	8	5	-	-	-	-	-	-	-	-	-	-	-	-	-	13 422	* 2 413 -5.7 5.5
Z 25 RICHMOND	-	-	-	-	3	45	66	63	81	100	60	76	34	-	-	-	-	-	-	-	-	-	528 449	* 411 455 4.9 8.8
ZONE 26	4	2	-	1	-	9	18	59	28	54	22	16	-	-	17	-	-	-	-	-	-	-	230 445	* 230 445 3.7 5.9
Z 27 MARKHAM	-	-	3	5	6	16	103	187	103	33	21	11	-	-	32	-	-	-	-	-	-	-	535 430	* 380 422 1.0 2.8
ZONE 28	-	-	-	9	36	47	46	30	62	30	104	22	47	30	-	-	-	-	-	-	-	-	463 448	* 401 449 -1.2 6.7
TOTAL AREA		7	9	80	293	725	2181	4255	7165	9067	12835	8916	8644	7159	5001	2296	1945	1659	449	377	425	33	73521 487	* 61086 485 0.8 4.5

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																									SUBSAMPLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	TOTAL AVG UNITS RENT																									TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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PER CENT  
DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE										SUBSAMPLE		
	449	474	574	599	649	699	749	799	849	899	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-	-	-	-	1 12	13 1083	-	-
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	-	-	-	-	1 12	13 1083	-	-
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	1 1	1 1	-	-	-	-	-	-	4 613	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	1 1	1 1	-	-	-	-	-	-	4 613	-	-
Z 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	1 1	-	-	2	4 838	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	1 1100	-	-
ZONE 12	-	-	-	-	1 1	-	-	-	-	-	1 625	-	-
SCARBOROUGH	-	-	-	-	1 1	-	-	-	-	-	2 863	-	-
ZONE 13	2 1	-	2	1	-	-	-	-	-	-	4 481	4 481	-6.1 4.1
ZONE 14	-	-	2	-	-	-	-	-	-	2	4 831	-	-
ZONE 15	-	-	-	-	-	-	-	-	6 6	-	12 725	-	1.8
ZONE 16	-	-	-	-	-	1 12	-	-	-	-	13 721	-	-
ZONE 17	-	-	-	-	1 1	-	-	-	-	-	1 625	-	6.4 11.1
NORTH YORK	2 1	2 1	1 1	1 1	-	-	-	-	6 8	-	34 797	17 662	-0.8 2.6
METRO TORONTO	2 1	3 2	3 2	3 2	1 1	1 1	1 1	1 1	9 21	-	57 854	17 662	-0.8 2.6
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	29	-	-	-	29 775	29 775	6.9 6.9
BRAMPTON	-	-	-	-	-	-	29	-	-	-	29 775	29 775	6.9 6.9
Z 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	2 1	3 2	3 2	3 2	2 2	12 30	1 9	21	-	-	86 828	46 733	4.2 5.4

PER CENT DISTRIBUTION 3 1 4 3 4 3 15 29 1 11 27  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																				SUBSAMPLE						
	274	299	324	349	374	399	424	449	474	499	574	524	549	550	575	599	649	699	749	799	849	999	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO		
ZONE 1	24	24	23	-	-	-	5	257	211	233	127	173	125	10	20	-	-	-	15	29	1	1	1278	493	* 1134 498 2.6 3.8		
ZONE 2	-	-	-	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36 338	* 36 338	-		
ZONE 3	-	-	-	-	-	-	-	-	-	2	3	-	-	-	-	-	-	-	-	-	-	-	5 503	* 5 503	8.6		
ZONE 4	-	-	-	-	36	6	299	6	532	-	-	-	1	-	-	-	30	-	39	-	-	-	949 462	* 906 466	7.1 17.4		
TORONTO CITY	24	24	23	36	36	6	304	263	743	235	130	173	126	10	20	30	-	54	29	1	1	2268	478	* 2081 481 4.4 9.1			
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 8 YORK	-	-	-	-	-	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50 388	* 50 388	-	6.9	
Z 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	10	32	24	3	4	5	-	-	-	-	-	-	-	-	-	-	-	78 454	* 63 442	5.8 4.0		
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCARBOROUGH	-	-	-	-	-	10	32	24	3	4	5	-	-	-	-	-	-	-	-	-	-	-	78 454	* 63 442	5.8 4.0		
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 14	-	-	-	-	-	-	-	21	20	40	-	-	-	-	-	-	-	-	-	-	-	-	81 493	* 81 493	-	-	-
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 17	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1 488	* 1 488	-	-	-
NORTH YORK	-	-	-	-	-	-	-	21	21	40	-	-	-	-	-	-	-	-	-	-	-	-	82 493	* 82 493	-	-	-
METRO TORONTO	24	24	23	36	36	56	314	295	788	259	174	178	126	10	20	30	-	54	29	1	1	2478	476	* 2194 478 4.4 8.9			
ZONE 18	-	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7 313	* 7 313	-	-	-	
ZONE 19	-	-	-	-	7	13	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26 412	* 26 412	6.2 6.2			
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	7	-	-	7	13	6	-	-	-	-	-	-	-	-	-	-	-	-	-	33 391	* 33 391	5.1 5.1			
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	2	-	-	-	-	-	-	4	4	4	5	-	-	-	-	19 634	* 17 657	19.4 25.0			
BRAMPTON	-	-	-	-	-	-	2	-	-	-	-	-	-	4	4	4	5	-	-	-	-	19 634	* 17 657	19.4 25.0			
Z 23 OAKVILLE	-	1	-	-	-	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14 393	* 14 393	6.8 6.8			
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 25 RICHMOND	-	-	-	-	-	4	5	5	4	-	-	-	-	-	-	-	-	-	-	-	-	18 425	* 18 425	9.7 -2.9			
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Z 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2 438	* 2 438	-	-	-	-
TOTAL AREA	24	25	30	36	36	73	339	310	792	259	174	178	126	14	24	34	5	54	29	1	1	2564	475	* 2276 477 4.6 8.9			
PER CENT DISTRIBUTION	1	1	1	1	1	2	13	12	31	10	7	7	5	1	1	1	1	1	2	1	1						
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE																											

PER CENT  
DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

TOTAL SAMPLE												SUBSAMPLE																
TOTAL AVG												TOTAL AVG																
UNITS RENT												UNITS RENT																
999												999																
899												899																
850												850																
750												750																
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650												650																
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575												575																
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375												375																
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275												275																
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200												200																
175												175																
150												150																
125												125																
100												100																
75												75																
50												50																
25												25																
0												0																
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774	799	824	849	874	899	924	949	974	999	1000
324	349	374	399	424	449	474	499	524	549	574	599	624	649															

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL[illegible]

		2010																2009		2008		2007		2006		2005		2004		2003		2002		2001		2000		1999		1998		1997		1996		1995		1994		1993		1992		1991		1990		1989		1988		1987		1986		1985		1984		1983		1982		1981		1980		1979		1978		1977		1976		1975		1974		1973		1972		1971		1970		1969		1968		1967		1966		1965		1964		1963		1962		1961		1960		1959		1958		1957		1956		1955		1954		1953		1952		1951		1950		1949		1948		1947		1946		1945		1944		1943		1942		1941		1940		1939		1938		1937		1936		1935		1934		1933		1932		1931		1930		1929		1928		1927		1926		1925		1924		1923		1922		1921		1920		1919		1918		1917		1916		1915		1914		1913		1912		1911		1910		1909		1908		1907		1906		1905		1904		1903		1902		1901		1900		1899		1898		1897		1896		1895		1894		1893		1892		1891		1890		1889		1888		1887		1886		1885		1884		1883		1882		1881		1880		1879		1878		1877		1876		1875		1874		1873		1872		1871		1870		1869		1868		1867		1866		1865		1864		1863		1862		1861		1860		1859		1858		1857		1856		1855		1854		1853		1852		1851		1850		1849		1848		1847		1846		1845		1844		1843		1842		1841		1840		1839		1838		1837		1836		1835		1834		1833		1832		1831		1830		1829		1828		1827		1826		1825		1824		1823		1822		1821		1820		1819		1818		1817		1816		1815		1814		1813		1812		1811		1810		1809		1808		1807		1806		1805		1804		1803		1802		1801		1800		1799		1798		1797		1796		1795		1794		1793		1792		1791		1790		1789		1788		1787		1786		1785		1784		1783		1782		1781		1780		1779		1778		1777		1776		1775		1774		1773		1772		1771		1770		1769		1768		1767		1766		1765		1764		1763		1762		1761		1760		1759		1758		1757		1756		1755		1754		1753		1752		1751		1750		1749		1748		1747		1746		1745		1744		1743		1742		1741		1740		1739		1738		1737		1736		1735		1734		1733		1732		1731		1730		1729		1728		1727		1726		1725		1724		1723		1722		1721		1720		1719		1718		1717		1716		1715		1714		1713		1712		1711		1710		1709		1708		1707		1706		1705		1704		1703		1702		1701		1700		1699		1698		1697		1696		1695		1694		1693		1692		1691		1690		1689		1688		1687		1686		1685		1684		1683		1682		1681		1680		1679		1678		1677		1676		1675		1674		1673		1672		1671		1670		1669		1668		1667		1666		1665		1664		1663		1662		1661		1660		1659		1658		1657		1656		1655		1654		1653		1652		1651		1650		1649		1648		1647		1646		1645		1644		1643		1642		1641		1640		1639		1638		1637		1636		1635		1634		1633		1632		1631		1630		1629		1628		1627		1626		1625		1624		1623		1622		1621		1620		1619		1618		1617		1616		1615		1614		1613		1612		1611		1610		1609		1608		1607		1606		1605		1604		1603		1602		1601		1600		1599		1598		1597		1596		1595		1594		1593		1592		1591		1590		1589		1588		1587		1586		1585		1584		1583		1582		1581		1580		1579		1578		1577		1576		1575		1574		1573		1572		1571		1570		1569		1568		1567		1566		1565		1564		1563		1562		1561		1560		1559		1558		1557		1556		1555		1554		1553		1552		1551		1550		1549		1548		1547		1546		1545		1544		1543		1542		1541		1540		1539		1538		1537		1536		1535		1534		1533		1532		1531		1530		1529		1528		1527		1526		1525		1524		1523		1522		1521		1520		1519		1518		1517		1516		1515		1514		1513		1512		1511		1510		1509		1508		1507		1506		1505		1504		1503		1502		1501		1500		1499		1498		1497		1496		1495		1494		1493		1492		1491		1490		1489		1488		1487		1486		1485		1484		1483		1482		1481		1480		1479		1478		1477		1476		1475		1474		1473		1472		1471		1470		1469		1468		1467		1466		1465		1464		1463		1462		1461		1460		1459		1458		1457		1456		1455		1454		1453		1452		1451		1450		1449		1448		1447		1446		1445		1444		1443		1442		1441		1440		1439		1438		1437		1436		1435		1434		1433		1432		1431		1430		1429		1428		1427		1426		1425		1424		1423		1422		1421		1420		1419		1418		1417		1416		1415		1414		1413		1412		1411		1410		1409		1408		1407		1406		1405		1404		1403		1402		1401		1400		1399		1398		1397		1396		1395		1394		1393		1392		1391		1390		1389		1388		1387		1386		1385		1384		1383		1382		1381		1380		1379		1378		1377		1376		1375		1374		1373		1372		1371		1370		1369		1368		1367		1366		1365		1364		1363		1362		1361		1360		1359		1358		1357		1356		1355		1354		1353		1352		1351		1350		1349		1348		1347		1346		1345		1344		1343		1342		1341		1340		1339		1338		1337		1336		1335		1334		1333		1332		1331		1330		1329		1328		1327		1326		1325		1324		1323		1322		1321		1320		1319		1318		1317		1316		1315		1314		1313		1312		1311		1310		1309		1308		1307		1306		1305		1304		1303		1302		1301		1300		1299		1298		1297		1296		1295		1294		1293		1292		1291		1290		1289		1288		1287		1286		1285		1284		1283		1282		1281		1280		1279		1278		1277		1276		1275		1274		1273		1272		1271		1270		1269		1268		1267		1266		1265		1264		1263		1262		1261		1260		1259		1258		1257		1256		1255		1254		1253		1252		1251		1250		1249		1248		1247		1246		1245		1244		1243		1242		1241		1240		1239		1238		1237		1236		1235		1234		1233		1232		1231		1230		1229		1228		1227		1226		1225		1224		1223		1222		1221		1220		1219		1218		1217		1216		1215		1214		1213		1212		1211		1210		1209		1208		1207		1206		1205		1204		1203		1202		1201		1200		1199		1198		1197		1196		1195		1194		1193		1192		1191		1190		1189		1188		1187		1186		1185		1184		1183		1182		1181		1180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PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE												SUBSAMPLE		
	TOTAL AVG UNITS RENT												TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO	
474	524	549	574	599	649	699	749	799	849	899	999		196	1009	1.0 26.2
450	500	525	550	575	600	650	700	750	800	850	900		251	960	7.1 20.0
						6	2		59	9	24		97	848	3.9 7.5
						6	2		124	79	66		544	958	4.2 20.0
TORONTO CITY															
ZONE 5													179	1046	-0.1 43.3
ZONE 6	1	4	10	4		1							416	662	1.9 9.5
ZONE 7					344	137	382	38					595	778	1.1 21.1
ETOBICOKE	1	4	10	4	344	138	382	38					143	1030	-1.6 28.8
Z 8 YORK										23	32	88	144	992	-3.0 24.0
Z 9 EAST YORK								5	7	13	58	61	107	774	2.3 13.5
ZONE 10							21	70	13	3			496	767	-0.6 5.4
ZONE 11						17	178	76	68	72	91	42	188	649	0.4 5.3
ZONE 12						121	55	12					791	740	
ZONE 13						138	233	97	150	85	94	42	116	675	8.0
ZONE 14						5	116						180	1036	29.5
ZONE 15						5	60	60	6			247	16	675	8.0
ZONE 16						16	138						256	652	0.8 4.7
ZONE 17						118	138						213	633	1.9 5.2
NORTH YORK			51	51	28	101	54		6	7	7		781	739	0.8 12.3
			51	51	151	421	252	60	12	7	7	247	2998	813	1.0 15.1
METRO TORONTO	1	4	61	55	639	794	731	253	228	216	244	1002	47	1078	3.1 34.7
ZONE 18											29	42	546	712	5.4 9.0
ZONE 19													670	812	8.1 16.3
ZONE 20													1263	779	6.8 14.1
MISSISSAUGA			20	60	248	183	156	205	176	131	74	171			
ZONE 21															
ZONE 22															
BRAMPTON															
Z 23 OAKVILLE															
ZONE 24															
Z 25 RICHMOND															
ZONE 26															
Z 27 MARKHAM															
ZONE 28															
TOTAL AREA	1	2	6	83	280	1372	1304	959	513	491	370	323	1227	6931	784

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

1 3 19 19 15 7 5 5 19

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE				SUBSAMPLE		
	599 575	749 700	799 750	1000 1000	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	1	1 1100	1 1100	37.5
ZONE 2	-	-	-	-	-	-	-
ZONE 3	-	-	-	7	7 1100	7 1100	37.5
ZONE 4	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	8	8 1100	8 1100	37.5
ZONE 5	-	-	-	-	-	-	-
ZONE 6	1	-	-	-	1 588	-	-
ZONE 7	-	-	-	-	-	-	-
ETOBICOKE	1	-	-	-	1 588	-	-
Z 8 YORK	-	-	-	-	-	-	-
Z 9 EAST YORK	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	-	-
SCARBOROUGH	-	-	-	-	-	-	-
ZONE 13	-	-	-	-	-	-	-
ZONE 14	-	-	-	1	1 1100	1 1100	37.5
ZONE 15	-	-	-	-	-	-	-
ZONE 16	-	3	-	-	3 725	3 725	16.0
ZONE 17	-	-	-	-	-	-	-
NORTH YORK	-	3	-	1	4 819	4 819	22.4
METRO TORONTO	1	3	-	9	13 974	12 1006	33.1
ZONE 18	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-
ZONE 22	-	2	-	-	2 775	2 775	6.9 -3.1
BRAMPTON	-	-	2	-	2 775	2 775	6.9 -3.1
Z 23 OAKVILLE	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-
Z 25 RICHMOND	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-
Z 27 MARKHAM	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-
TOTAL AREA	1	3	2	9	15 948	14 973	0.7 27.6

PER CENT  
DISTRIBUTION 7 21 10 62  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



BACHELOR UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE											
	250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	999	1000	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO			
ZONE 1	35	122	269	532	509	1003	408	435	533	296	317	205	196	125	10	20	-	-	15	29	1	1	5061	399	4044	408	1.6	5.4
ZONE 2	20	66	58	38	217	59	38	43	26	16	16	6	-	-	-	2	-	-	-	-	-	-	605	344	474	341	-1.2	7.5
ZONE 3	17	61	214	349	981	1292	673	185	50	32	43	10	-	-	1	-	-	-	1	-	-	-	3909	356	2348	356	1.6	4.7
ZONE 4	26	150	376	300	269	254	87	488	6	554	20	2	2	1	12	-	30	-	39	-	-	-	2616	380	2460	382	3.7	11.4
TORONTO CITY	98	399	917	1219	1976	2608	1206	1151	615	898	396	223	198	126	23	22	30	-	54	30	1	1	12191	378	9326	385	2.0	6.8
ZONE 5	45	245	153	29	4	-	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	490	274	489	274	-0.4	2.3
ZONE 6	-	-	-	31	2	36	27	20	4	-	-	-	-	-	-	-	-	-	-	-	-	-	120	366	119	366	-0.8	-0.9
ZONE 7	2	-	3	-	3	3	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	306	7	302	-7.7	-15.9
ETOBICOKE	47	245	156	63	9	36	41	21	4	-	-	-	-	-	-	-	-	-	-	-	-	-	622	292	615	292	-0.6	1.3
ZONE 8	21	74	78	209	158	108	114	21	4	-	1	-	-	-	-	-	-	-	-	-	-	-	788	329	639	332	1.3	6.3
ZONE 9	8	17	79	202	72	264	51	34	59	4	1	-	-	-	-	-	-	-	-	-	-	-	791	346	741	349	-1.5	4.5
ZONE 10	-	3	38	26	42	64	3	16	32	24	3	4	5	-	-	-	-	-	-	-	-	-	260	370	161	369	4.8	4.3
ZONE 11	-	-	-	-	11	35	23	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	72	370	72	370	-1.9	15.5
ZONE 12	-	-	2	7	30	29	13	5	-	1	-	2	-	-	-	-	-	-	-	-	-	-	89	359	71	358	0.6	5.2
SCARBOROUGH	-	3	40	33	83	128	39	21	35	25	3	6	5	-	-	-	-	-	-	-	-	-	421	368	304	366	2.2	7.0
ZONE 13	-	-	5	18	19	13	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	57	334	37	339	1.6	5.0
ZONE 14	-	-	-	2	6	8	6	4	3	21	60	81	-	-	-	-	-	-	-	-	-	-	191	478	103	476	1.2	-1.7
ZONE 15	1	6	25	25	29	41	2	-	54	-	-	-	-	-	-	-	-	-	-	-	-	-	183	360	106	344	7.0	10.8
ZONE 16	-	-	8	43	30	46	-	2	7	6	-	-	-	-	-	-	-	-	-	-	-	-	142	346	140	346	1.5	5.8
ZONE 17	-	2	-	36	52	28	21	6	5	-	1	-	-	-	-	-	-	-	-	-	-	-	151	349	144	351	-2.8	0.2
NORTH YORK	1	8	38	124	136	136	29	13	70	27	61	81	-	-	-	-	-	-	-	-	-	-	724	384	530	372	1.2	3.2
METRO TORONTO	175	746	1308	1850	2434	3280	1480	1261	787	954	462	310	203	126	23	22	30	-	54	30	1	1	15537	371	12155	374	1.6	6.3
ZONE 18	10	3	49	110	58	43	43	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	330	331	294	333	1.8	8.4
ZONE 19	4	2	-	1	-	-	7	14	6	-	-	-	-	-	-	-	-	-	-	-	-	-	34	378	33	380	5.9	5.9
ZONE 20	1	34	102	45	35	19	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	237	303	235	302	1.1	1.2
MISSISSAUGA	15	39	151	156	93	62	50	28	6	1	-	-	-	-	-	-	-	-	-	-	-	-	601	322	562	323	1.8	5.3
ZONE 21	6	10	16	30	33	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	107	313	101	312	1.7	3.1
ZONE 22	-	-	-	26	-	24	-	-	2	-	-	-	-	-	4	4	4	5	-	-	-	-	69	418	67	418	9.4	14.0
BRAMPTON	6	10	16	56	33	36	-	-	2	-	-	-	-	-	4	4	4	5	-	-	-	-	176	354	168	354	5.2	8.0
ZONE 23	12	17	28	15	27	-	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	114	307	114	307	1.9	5.7
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25	-	1	17	13	1	3	4	5	-	4	-	-	-	-	-	-	-	-	-	-	-	-	53	345	37	361	5.1	1.5
ZONE 26	7	20	6	4	3	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	40	270	30	273	2.2	13.7
ZONE 27	-	2	4	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	303	4	275	4.8	4.8
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	438	-	-	-	-
TOTAL AREA	215	835	1530	2094	2595	3381	1540	1303	802	959	462	310	203	126	27	26	34	5	54	30	1	1	16533	368	13070	371	1.7	6.2

PER CENT DISTRIBUTION 1 5 9 12 16 21 9 8 5 6 3 2 1 1  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE			
	TOTAL AVG UNITS RENT																TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO		
250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	624	649	669	689	709	729
0	250	275	300	325	350	375	400	425	450	475	500	525	550	575	600	625	650	675	700	725
1	1	27	158	463	541	414	797	1520	2770	533	575	486	259	564	806	627	486	169	130	158
2	20	110	127	347	461	193	322	37	37	25	45	41	20	27	20	20	18	3	28	28
3	1	14	57	217	663	848	1873	1117	1580	524	674	376	162	83	271	56	54	21	26	10
4	12	8	114	226	381	1282	628	942	1063	573	50	490	168	1	53	406	60	1	137	20
TORONTO CITY	14	43	308	728	1854	3132	3108	3489	3737	4960	1132	1784	1071	442	675	1150	1109	618	194	355
ZONE 1	1	162	169	319	910	742	261	99	2	27	—	11	—	—	—	—	—	—	—	—
ZONE 2	2	5	95	97	370	600	577	470	527	468	258	101	242	—	72	—	—	18	18	135
ZONE 3	1	13	79	68	116	73	124	38	8	—	—	—	—	—	—	—	—	20	—	—
ZONE 4	164	174	427	1086	1180	977	749	596	592	476	258	112	242	83	11	16	34	20	18	18
ETOBICOKE	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 5	32	67	121	291	851	834	862	264	230	163	60	408	17	7	272	10	—	—	—	—
ZONE 6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
SCARBOROUGH	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
NORTH YORK	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
METRO TORONTO	14	282	676	1956	5487	10304	10387	10695	8932	9354	4243	2953	2134	1340	1573	2144	1649	735	280	187
ZONE 18	4	12	24	196	280	823	918	670	639	434	77	90	32	27	7	96	—	20	—	—
ZONE 19	38	—	—	11	20	46	52	32	—	34	97	144	96	—	136	657	111	—	40	40
ZONE 20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
MISSISSAUGA	42	12	25	293	489	1188	1570	1099	950	700	298	383	270	76	290	1359	462	106	43	87
ZONE 21	9	19	22	20	289	408	348	171	68	14	8	84	238	252	—	—	—	—	—	—
ZONE 22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
BRAMPTON	9	19	22	20	289	478	383	199	130	14	8	84	424	252	129	359	28	78	—	—
ZONE 23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 26	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
ZONE 28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL AREA	75	343	731	2400	6555	12514	12813	12262	10193	10168	4747	3593	2887	1733	2053	3882	2139	924	328	266

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(APRIL 1986)

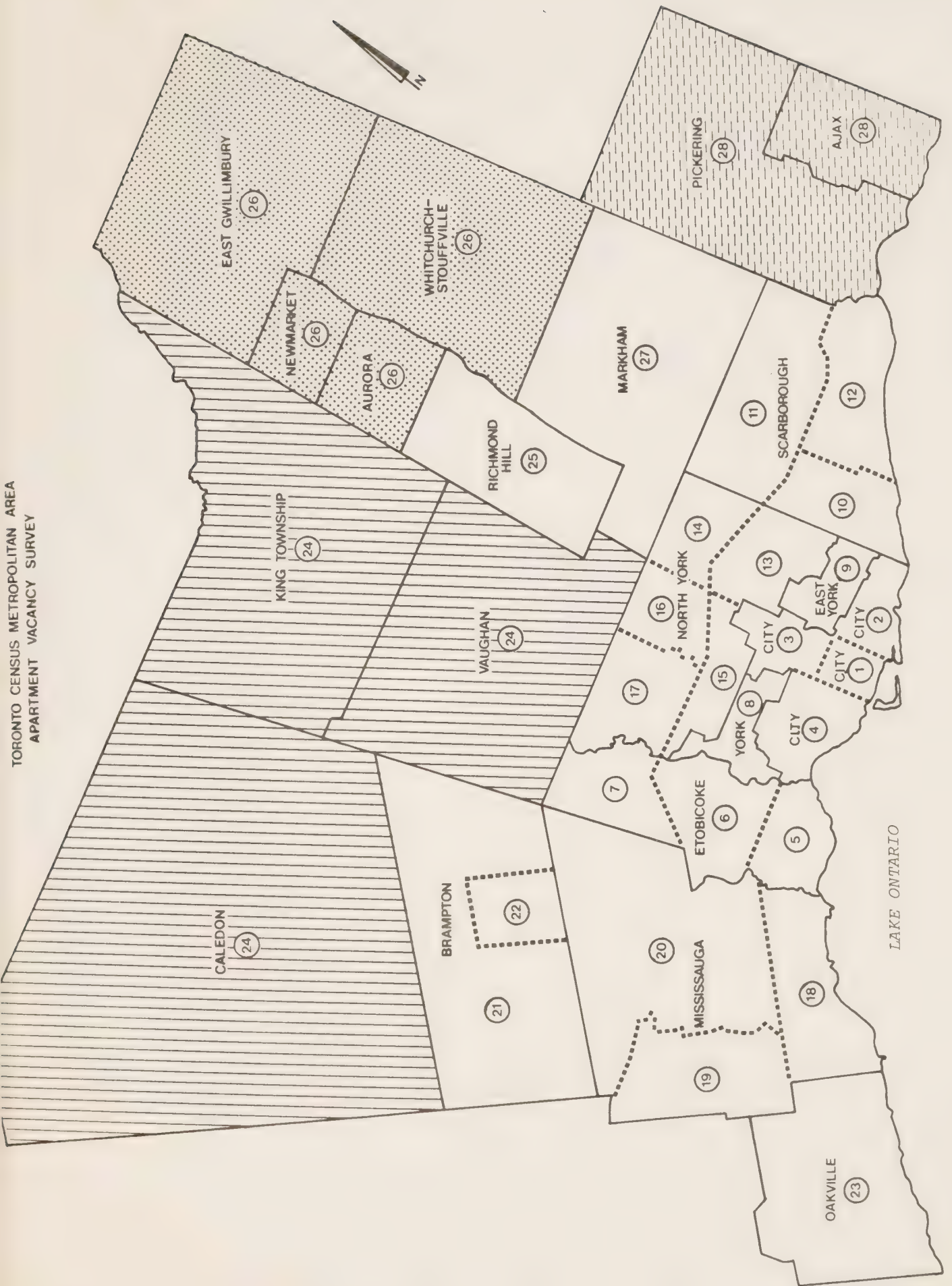
TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE										SUBSAMPLE		
	449	474	574	574	599	649	699	749	799	849	899	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	1 1100	37.5
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	7 1100	37.5
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	-	-	-	-	-	-	8 1100	37.5
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	1	2	1	1	-	-	-	-	-	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	1	2	1	1	-	-	-	-	-	-	-
ZONE 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-	1	1	2	-	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	1	-	-	-	-	-	1 625	-
SCARBOROUGH	-	-	-	-	-	1	-	-	-	-	-	2 863	-
ZONE 13	2	1	-	1	-	-	-	-	-	-	-	4 481	-6.1
ZONE 14	-	-	2	-	-	-	-	-	-	-	-	1 1100	4.1
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	37.5
ZONE 16	-	-	-	-	-	1	15	-	-	-	-	15 725	4.3
ZONE 17	-	-	-	-	-	1	-	-	-	-	-	1 625	11.1
NORTH YORK	2	1	2	1	1	1	15	-	-	6	9	21 692	-0.6
METRO TORONTO	2	1	3	3	3	3	2	15	1	1	9	29 804	-0.4
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	16.4
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	-	31	-	-	-	31 775	6.9
BRAMPTON	-	-	-	-	-	-	-	31	-	-	-	31 775	6.2
ZONE 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	2	1	3	3	3	3	2	15	32	1	9	60 789	3.2
													11.0

PER CENT DISTRIBUTION 2 1 3 3 3 3 2 16 26 1 9 33  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

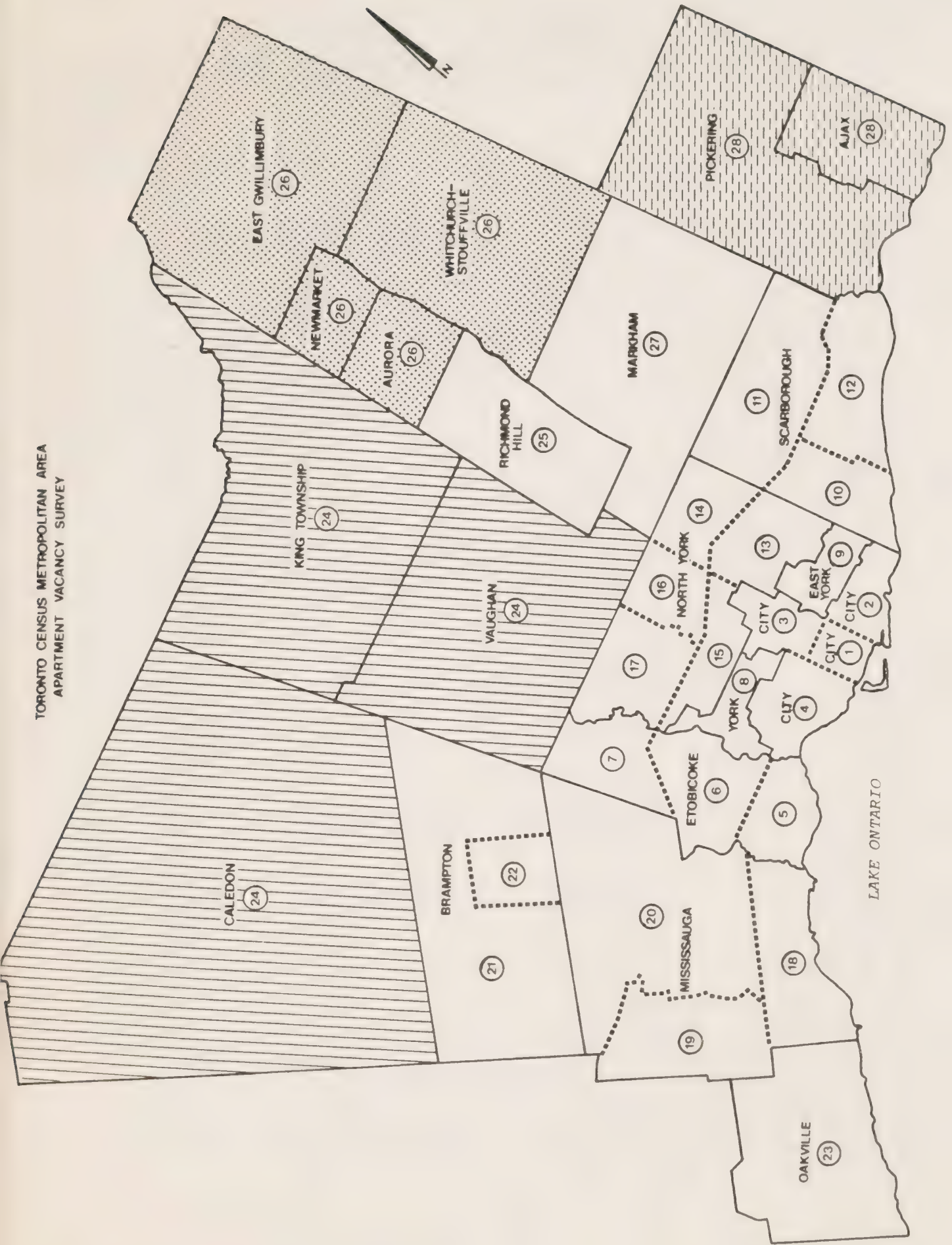
TORONTO CENSUS METROPOLITAN AREA  
APARTMENT VACANCY SURVEY







TORONTO CENSUS METROPOLITAN AREA  
APARTMENT VACANCY SURVEY







**CMHC**



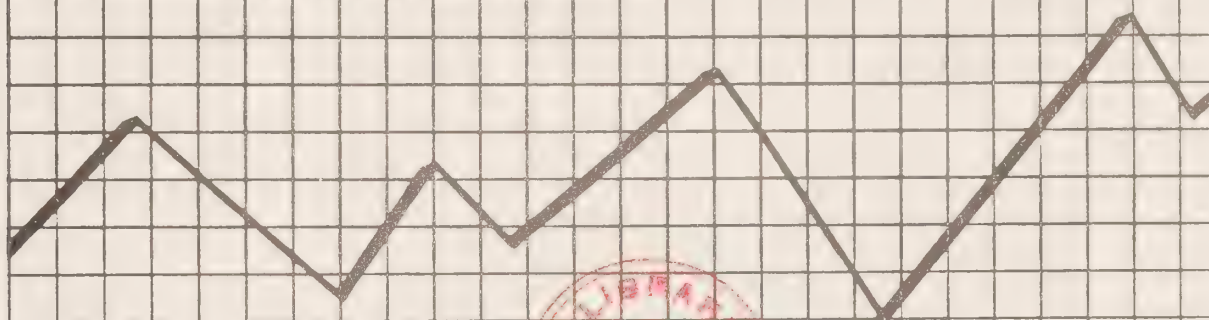
Canada Mortgage  
and Housing Corporation

**SCHL**

Société canadienne  
d'hypothèques et de logement

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# RENTAL APARTMENT VACANCY SURVEY



**Toronto C.M.A.**

**October 1986**



TORONTO OFFICE

December 1986

**Re: Rental Apartment Vacancy Survey**  
**October 1986**

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We are pleased to provide you with the results of our most recent apartment vacancy survey for the Toronto Census Metropolitan Area.


This survey is conducted semi-annually, in April and October of each year, and covers the whole C.M.A. as outlined on the map at the end of this report. Only buildings containing six or more apartment units are surveyed -- the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not directly measured by this survey. An apartment was considered to be vacant if at the time of enumeration it was unoccupied and available for immediate rental.

The privately owned rental buildings eligible for our October 1986 survey contained an estimated 278,377 apartments. Of this total, 233,728 units (84%) were sampled. All units completed in the April 1, 1985 to March 31, 1986 period were surveyed while those completed prior to March 31, 1985 were surveyed on a sample basis. Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation this survey report would not have been possible.

In addition to vacancy information, we also collected data on apartment rental rates for the Census Metropolitan Area. These results are summarized in tables at the back of this report.

Beginning in April 1987, our vacancy survey will be expanded to include row housing and buildings containing 3-5 apartment units. This will allow a more complete analysis of the Toronto area's rental market.

If this survey needs to be explained in any way, please contact Walter Wilmot at (416) 781-2451.



C.K. Holder  
Manager  
Toronto Branch





## CMHC'S APARTMENT VACANCY SURVEY FOR ONTARIO

### Survey Methodology

CMHC's Apartment Vacancy Survey is conducted twice a year, in April and October, in 22 municipalities in Ontario and in major urban centres across Canada. Only buildings containing six or more apartment units are surveyed; the vacancy rate for duplexes, triplexes, four-plexes and apartments in private homes is not measured. Beginning in April 1987 the survey will be expanded to include row housing and buildings containing 3-5 apartment units.

Both publicly and privately owned rental stock is surveyed; a separate as well as a combined apartment vacancy rate is calculated for these ownership categories.

There are five sub-universes which comprise the total rental apartment universe (the universe is the total number of apartments contained in buildings that have six or more self-contained dwelling units in them). These are as follows:

1. Old Private Universe: projects that have been completed at least 18 months prior to the survey date i.e. prior to April 1, 1985.
2. New Private Universe: projects completed 7 to 18 months prior to the survey, i.e. from April 1, 1985 to March 31, 1986.
3. Regular Private Universe: the sum of the Old and the New Private Universes.
4. Newly Completed Private Universe: projects completed in the six months immediately prior to the survey, i.e. from April 1, 1986 to September 30, 1986. These structures are in varying stages of rent - up and consequently may have an abnormally high number of vacancies.
5. Public Universe: projects built under various government subsidy programs for lower income households and completed on or prior to March 31, 1986. This would include public, non-profit, co-operative and limited dividend housing.

An apartment is considered to be vacant if at the time of the enumeration it was physically unoccupied and available for immediate rental.

CMHC administers the semi-annual apartment vacancy survey in the following Ontario communities:

Barrie	Kingston	Ottawa	Sudbury
Brantford	Kitchener	Peterborough	Thunder Bay
Chatham	Leamington	St. Catharines/Niagara	Toronto
Cornwall	London	St. Thomas	Windsor
Guelph	North Bay	Sarnia	
Hamilton	Oshawa	Sault Ste. Marie	

The average vacancy rate for Ontario's private rental stock in the above twenty-two Ontario communities (including the "old" and "new" universes only) was 0.5% in October 1985, 0.6% in April 1986 and 0.6% in October 1986.

Starting in April 1987 our survey will be expanded to include the following communities: Port Hope, Cobourg, Lindsay, Collingwood, Midland, Orillia, Gravenhurst, Bracebridge, Huntsville, Newcastle/Bowmanville, Halton Hills & Milton. We will also begin to publish survey results for these areas.

TORONTO C.M.A.  
APARTMENT VACANCY SURVEY RESULTS  
OCTOBER 1986

Vacancy rates among privately initiated rental apartments in the Toronto C.M.A. declined again in October to 0.1%, continuing the trend evident since April 1983 when the vacancy rate last peaked at 1.2% (For a definition of the boundaries of the Toronto C.M.A. consult the map at the end of this report.) Historical rates for privately initiated structures, including those new units completed at least 6 months prior to their respective survey dates, are tabled below.

"REGULAR SURVEY" VACANCY RATES  
PRIVATELY INITIATED STOCK  
TORONTO C.M.A.

1982 APRIL/OCT		1983 APRIL/OCT		1984 APRIL/OCT		1985 APRIL/OCT		1986 APRIL/OCT	
0.4	0.7	1.2	1.0	0.8	0.6	0.5	0.4	0.3	0.1

Between April 1986 and October 1986 all of the Toronto CMA's rental stock (both old and newly completed units) experienced extreme declines in the number of units that were vacant and available for immediate rental. Vacancies in the City of Toronto declined by 53% (from 336 to 158 units); Metro Toronto vacancies declined by 44% (from 453 to 255 units); Toronto CMA vacancies declined by 56% (from 965 to 428 units). Typically, vacancies concentrate in the newer rental stock, but, in the October 1986 survey, vacancies in newly completed projects (those that have been on the market for six months or less) dropped by 62% (from 131 to 50 units).

A complete table of vacancies by the age of the rental stock is reproduced below.

VACANCY RATES BY AGE OF APARTMENT STOCK  
PRIVATELY INITIATED APARTMENTS  
TORONTO C.M.A.

Age of Building	Number of Units in Universe			Vacant Units			Vacancy Rate %		
	Oct. 1985	Apr. 1986	Oct. 1986	Oct. 1985	Apr. 1986	Oct. 1986	Oct. 1985	Apr. 1986	Oct. 1986
1. Old (19 months or longer on Market)	275,752	277,271	277,220	794	714	372	0.3	0.3	0.1
2. New (7-18 months on Market)	4,817	2,890	1,157	220	120	6	4.6	4.2	0.5
3. Old plus New ("the regular survey")	280,569	280,161	278,377	1,014	834	378	0.4	0.3	0.1
4. Newly Completed (6 months or less on Market)	729	441	532	190	131	50	26.1	29.7	9.0
5. Overall ("the regular survey" plus newly completed)	281,298	280,602	278,909	1,204	965	428	0.4	0.3	0.1



VACANCIES & RATE OF RENT INCREASE BY ZONE  
REGULAR PRIVATE UNIVERSE

ZONE	LOCATION	VACANCY RATE			NUMBER OF VACANT UNITS	SIZE OF UNIVERSE	6 MONTH RENT INCREASE		
		1985	1986				1985	1986	
		OCT	APRIL	OCT			OCT	APRIL	OCT
	TORONTO CITY								
1	- Central	0.3	0.5	0.2	55	27,897	5.2	1.9	3.6
2	- East	0.4	0.3	0.1	4	5,014	6.3	0.4	1.9
3	- North	0.0	0.1	0.0	10	29,381	2.8	2.0	3.1
4	- West	1.1	1.0	0.5	89	17,622	6.8	1.5	1.8
	Sub-Total	0.4	0.4	0.2	158	79,811	4.8	1.7	3.0
	ETOBICOKE CITY								
5	- South	0.0	0.0	0.1	7	9,244	1.3	-0.4	7.3
6	- Central	0.0	0.0	0.0	7	14,008	3.4	0.0	4.9
7	- North	0.4	0.1	0.1	3	4,896	3.6	1.6	3.7
	Sub-Total	0.1	0.0	0.1	17	28,148	2.8	0.2	5.2
8	YORK CITY	0.2	0.2	0.0	5	15,336	7.4	0.0	1.6
9	EAST YORK	0.1	0.0	0.1	9	17,869	5.0	-0.2	3.7
	SCARBOROUGH CITY								
10	- Southwest	0.2	0.1	0.1	10	13,701	3.3	1.3	4.0
11	- North	0.3	0.2	0.1	5	6,874	2.7	2.2	4.6
12	- East	0.2	0.1	0.1	6	9,285	5.6	2.0	3.6
	Sub-Total	0.2	0.1	0.1	21	29,860	3.9	1.8	4.1
	NORTH YORK CITY								
13	- Southeast	0.1	0.1	0.1	11	16,947	4.9	-2.2	1.7
14	- Northeast	0.0	0.0	0.0	-	10,759	7.9	-0.9	0.4
15	- Southwest	0.3	0.1	0.1	11	9,342	7.3	1.3	3.2
16	- North Central	0.0	0.0	0.1	12	11,832	4.6	1.6	2.8
17	- Northwest	0.2	0.2	0.1	11	12,468	4.4	1.3	-0.6
	Sub-Total	0.1	0.1	0.1	45	61,296	5.4	0.1	1.5
	METRO TORONTO	0.2	0.2	0.1	173	232,318	4.7	0.9	3.1
	MISSISSAUGA CITY								
18	- South	0.3	0.7	0.2	23	11,352	2.9	1.7	1.6
19	- Northwest	1.3	1.6	0.2	8	4,113	4.4	6.0	3.2
20	- Northeast	1.1	1.0	0.3	33	12,147	4.9	2.5	3.5
	Sub-Total	0.8	1.0	0.2	64	27,612	4.2	2.8	2.7
	BRAMPTON CITY								
21	- West	0.2	0.1	0.3	12	4,744	1.1	2.7	1.5
22	- Central	5.9	2.2	0.7	26	3,768	2.8	3.9	0.3
	Sub-Total	2.7	1.0	0.4	38	8,512	1.7	3.2	0.9
23	OAKVILLE TOWN	0.5	0.3	0.3	12	4,298	3.9	5.0	1.4
	YORK REGION								
24	- West	0.0	1.3	0.0	-	79	1.0	0.9	2.7
25	- Richmond Hill	0.0	0.0	0.1	2	1,465	3.9	5.3	2.2
26	- North	0.2	0.1	0.1	1	1,109	4.0	3.0	3.3
27	- Markham	0.0	0.4	0.5	5	1,053	1.1	1.9	0.5
	Sub-Total	0.1	0.2	0.2	8	3,706	3.1	3.6	2.1
28	AJAX-PICKERING	0.0	0.1	0.1	1	1,931	5.5	3.0	2.7
	TOTAL CMA	0.4	0.3	0.1	378	278,377	4.4	1.4	2.9

## FACTORS AFFECTING THE CURRENT VACANCY RATE

Between April and September 1986, the Toronto CMA's housing market absorbed 12,255 ownership and 1,770 rental units (a total of 14,025 units). During the same period in 1985, 8,159 ownership and 1,943 rental units were absorbed (a total of 10,102 units). Despite these high absorption rates, the apartment vacancy rate dropped from 0.5% to 0.4% from April-October 1985 and from 0.3% to 0.1% from April-October 1986. The current vacancy rate is at its lowest in over 20 years. These circumstances are an expression of a number of factors that are active on the Toronto housing market. The most important of these is the increase in employment opportunities in the Toronto C.M.A. where the unemployment rate has declined from 7.2% in late 1984 to 5.1% in October 1986; this compares to a current National rate of 9.7%. This availability of work has resulted in increased in-migration.

Alberta's Employment Ministry has estimated that from September 1985 to August 1986, 11,000 Albertan workers have emigrated to Ontario; records of the Department of Health and Welfare show that from July 1985 to July 1986, approximately 5,200 family households migrated to Ontario from all parts of Canada. Regardless of the exact numbers, it is known that most inflow is coming from the Western Provinces and the most common destination point is the Greater Toronto area.

On addition to this migration factor, the improved economy and increased levels of consumer confidence have made all individuals more willing to form new households. Demographic forces are also increasing rental demand while the existing rental stock is being depleted through demolitions, conversions to other uses and deconversions from rental to ownership. The vacancy rate would be even lower were it not for the strong resale and new homeownership markets which have increased the movement of tenants into ownership housing.

On the supply side, there is a reduced level of newly completed rental units coming onto the market. This declining number of completions reflects conditions of 1984, not those of 1985-86 since there is a two year lead-time between the planning & completion of new apartment buildings. Declines are mainly due to a winding down of the Canada Rental Supply Program (CRSP) and the MURB incentive program; effects of the Province's Renterprise program will not be felt until late 1987.

### COMPLETIONS OF PRIVATELY INITIATED APARTMENT UNITS BY SIX MONTH PERIOD TORONTO C.M.A.

October 1, 1984 to March 31, 1985	April 1, 1985 to Sept. 30, 1985	October 1, 1985 to March 31, 1986	April 1, 1986 to Sept. 30, 1986
2,186 Units	729 Units	462 Units	654 Units

MURB, CRSP AND NON-SUBSIDIZED PRIVATELY INITIATED  
RENTAL APARTMENT COMPLETIONS - TORONTO C.M.A.

	Oct/85-Mar/86			Apr/86-Sept/86			Projected Oct/86-Mar/87			Projected Apr/87-Sept/87		
	MURB	CRSP	NO SUBSIDY	MURB	CRSP	NO SUBSIDY	MURB	CRSP	NO SUBSIDY	MURB	CRSP	NO SUBSIDY
Toronto City	-	-	37	-	20	31	-	332	87	-	144*	213
Other Metro	-	66	6	-	253	211	-	126	94	-	-	2
York Region	-	-	-	-	-	139	-	-	-	-	-	4
Peel Region	353	-	-	-	-	-	-	-	-	-	-	139
Halton Region	-	-	-	-	-	-	-	-	14	-	-	-
Total By Type	353 (76%)	66 (14%)	43 (10%)	-	273 (41%)	381 (59%)	-	458 (70%)	195 (30%)	-	144 (29%)	358 (71%)
GRAND TOTAL	462			654			653			502		

\* This project is the result of the Province's Renterprise Program.

The using up of MURB soft cost benefits, the fear that rental condo units will soon be subject to rent controls and especially the very strong resale market have encouraged another trend that is reducing the supply of rental units - the conversion of MURB rental units (that had been registered as condominiums) into condominium units. New owners will have individual title to their units whereas the original owners (which were usually syndicates) had only an "undivided" interest in the building. The table below indicates the magnitude of this phenomenon.

MURB TO CONDOMINIUM CONVERSIONS - TORONTO C.M.A.  
OCT. 1985 - SEPT. 1986

	Oct/1985 - March/1986 (# of Units)	April/1986 - Sept/1986 (# of Units)
TORONTO CITY	197	52
METRO OTHER	-	240
YORK REGION	-	-
PEEL REGION	-	1185(Mississauga)
HALTON REGION	-	-
TOTAL TORONTO CMA	197	1477



Most converted buildings were constructed three or more years ago. As a result, soft costs (usually 20-25% of a project's original sale price) have been fully written off and the only remaining MURB benefit is that an annual loss can be created or increased through a 5% Capital Cost Allowance, if the unit is rented. (this feature is not available for non-MURB rental buildings.)

It appears that this tax deferrment option is not by itself enough to stimulate a great amount of investor interest in purchasing such properties. The expectation is that at least 75% of these units will become owner-occupied while the balance will be purchased by investors and rented out.

Most accountants feel that MURB units were initially priced 20 to 30% over market values and that they had always been intended to be converted to condominium tenure. Today's strong resale market has provided investors with an opportunity to cash out and take a good capital gain. These resale units are not being packaged for sale to other investors, instead they are just becoming part of the general resale market. As a result, in most cases, no premium is being placed on the remaining MURB benefits.

Vacancies decreased in Mississauga and Brampton due to increases in demand because of employment growth and decreases in supply as Canada Rental Supply Plan (CRSP) and MURB rental units were absorbed. There has been minimal private rental construction since the termination of these programs.

As is typical, the greatest number of vacant units were in Central Toronto City and the west-end of the City of Toronto (these zones have 16% of the survey's rental stock yet carry 38% of the survey's vacancies). Part of the reason for this is the concentration of less-desirable bachelor units and the concentration of more transient tenant households in these areas.

#### VACANCY RATE BY NUMBER OF BEDROOMS

Table 5, towards the back of this report, shows the vacancy rate by bedroom count for the whole survey zone. The vacancy rate for 1, 2 and 3 bedroom units in both Metropolitan Toronto and the Toronto C.M.A. has dropped to 0.1%. There is no differential in vacancy rates between these bedroom types. In less-tight rental markets, vacancies in 2 and 3 bedroom units are usually higher than for 1 bedroom units, while vacancies in bachelor units are the highest of all. The fact that the vacancy rate for bachelor apartments in both Metro Toronto and the Toronto C.M.A. has dropped from 0.5% to 0.2% is a very clear indicator of the high demand and low supply of rental accommodation.

#### VACANCY RATE FOR PUBLICLY OWNED STOCK

Vacancies in publicly owned units declined drastically. The vacancy rate among Limited-Dividend projects and Municipal and Private Non-Profits remained more or less the same; however, there was a drastic drop in vacancies in stock managed by the Metro Toronto Housing Company. Vacancies in their senior units dropped from 459 in October 1985 to 93 in October 1986. Almost all available units were in 1-room bachelors. Their success in tenanting these units was mainly due to an aggressive marketing campaign that made seniors in the neighbourhood around hard to rent buildings aware that subsidized housing was available through application to the Metro Toronto Housing Company.



PUBLIC HOUSING VACANCY RATE  
TORONTO C.M.A.

Number of Units in Universe			Vacant Units			Vacancy Rate		
Oct. 1985	April 1986	Oct. 1986	Oct. 1985	April 1986	Oct. 1986	Oct. 1985	April 1986	Oct. 1986
76,447	77,637	77,995	526	451	111	0.7	0.6	0.1

CHANGES IN RENT LEVELS

Rent level data is collected from a sample of privately initiated apartments that are part of the "regular survey" universe. This sample only includes those buildings for which rent data has been provided from the most recent three consecutive surveys. As a result of this sampling method, the rent level data collected is not necessarily representative of the private rental market as a whole. Of the 278,377 privately owned apartment units in our October 1987 survey, 180,535 (65%) became part of our rent level sample. Of this sample, 148,541 units were in structures that were built before January 1, 1976 while 31,994 were part of the stock that was built after January 1, 1976. These dates create two categories of data that are identical to the "rent controlled" and "non-rent controlled" data of previous surveys.

AVERAGE RENTS AND RATES OF RENT INCREASE  
BY UNIT TYPE AND AGE OF BUILDING  
TORONTO CENSUS METROPOLITAN AREA  
OCT. 1986

	STRUCTURES BUILT AFTER JANUARY 1, 1976			STRUCTURES BUILT BEFORE JANUARY 1, 1976			COMBINED AVERAGE		
	Ave. Rent \$	% Change 6mo.12mo.		Aver. Rent \$	% Change 6mo.12mo.		Aver. Rent \$	% Change 6mo.12mo.	
Bachelor	487	3.3	9.0	359	2.5	4.2	379	2.7	5.1
1 bedroom	651	2.9	6.4	432	2.9	4.7	460	2.9	5.0
2 bedroom	720	3.0	7.3	505	2.5	3.9	548	2.7	4.7
3 bedroom	801	3.3	5.6	587	3.9	4.5	654	3.7	4.9
Weighted Average	698	3.9	8.2	468	3.7	4.5	509	4.8	5.8

Because of recent changes to Provincial legislation which have placed all self-contained rental apartments under the umbrella of rent review, classifying data by whether or not it is subject to rent review is no longer valid. At the same time, it is useful to continue the differentiation between units constructed before and after January 1, 1976, as it allows an extra degree of sub-market analysis.

For the Toronto CMA, the average rate of rent increase for the last 12 months was 5.8%, down marginally from a 5.7% annual rate in April 1986. Among units built before January 1, 1976, the increase on an annual basis was 4.5%, up marginally from a 4.4% annual rate in April 1986. Units built after January 1, 1976 had an annual rent increase of 8.2% down significantly from the 10.3% rate in April.

It is expected that rent increases for the newer stock will be moderated now that these units are about to be subject to rent review.

Further statistical summaries of rent ranges, rent increases, and average rents by bedroom type and survey zone are contained in the appendix to this report.

#### VACANCY RATE BY RENT LEVEL

Compared to previous surveys, vacancies were distributed within a wider range of rent levels. In April 1986, 51% of vacancies rented for more than \$700 per month; in October 1986 this category accounted for only 40% of total vacancies. Over 20% of vacancies remained in apartments that rented for more than \$900 per month. The reduction of vacancies in the \$701-900 rental range is an expression of the strong demand for rental accommodation that has reduced rent resistance within this price range. A table of vacancies by rent level is reproduced below:

VACANT UNITS BY RENT LEVEL  
REGULAR PRIVATE UNIVERSE OCTOBER 1986  
TORONTO C.M.A.

# OF BED- ROOMS	VAC. RATE %	INFO N.A.	RENT LEVEL \$								TOTAL NO.
			UNDER 400	401-500	501-600	601-700	701-800	801-900	901 +	%	
Bach.	0.2	2	31	5	6	2	2	0	0	13	48
One	0.1	12	17	24	20	23	18	2	37	40	153
Two	0.1	20	2	17	21	23	19	11	44	42	157
Three	0.1	1	0	0	1	2	8	3	5	5	20
Total %		9	13	12	13	13	13	4	23	100	
NO		35	50	46	48	50	47	16	86		378

## VACANCY RATE BY GEOGRAPHIC AREA

The Toronto C.M.A.'s vacancy rate for October 1986 was at a historic low, the previous lowest rate of 0.3% occurred both in October 1981 and April 1986.

Vacancies declined in all parts of the Toronto C.M.A., especially in Mississauga, Central and West Toronto City and Brampton. Zones that faced the most dramatic drop in vacant units are outlined in the table below:

### Reduction in Vacant Units by Survey Zone October 1986 vs April 1986, Toronto C.M.A.

Zone 20 (Mississauga, Central)	-101
Zone 1 (Toronto City, Central)	-82
Zone 4 (Toronto City, West)	-79
Zone 19 (Mississauga, West)	-62
Zone 22 (Brampton, Central)	-53
Zone 18 (Mississauga, South)	-51

Vacancies decreased in Mississauga and Brampton due to increases in demand because of employment growth and decreases in supply as Canada Rental Supply Plan (CRSP) and MURB rental units were absorbed. There has been minimal private rental construction since the termination of these programs.

As is typical, the greatest number of vacant units were in Central Toronto City and the West-end of the City of Toronto (these zones have 16% of the survey's rental stock yet carry 38% of the survey's vacancies). Part of the reason for this is the concentration of less-desirable bachelor units and the concentration of more transient tenant households in these areas.

## OUTLOOK

Of Canada's 25 largest cities which took part in the October 1986 apartment vacancy survey, only 9 of these had vacancy rates that were less than 1.0%. Seven of these nine centres were located in Ontario -- an expression of this Province's strong economy, high rental demand, and reduced rental supply.

The Conference Board of Canada expects Ontario's growth rate to exceed the Canadian average by 1% in 1987, and 1.4% in 1986. In comparison, this same body is anticipating that Alberta's economy will decline by 1.5% in 1986 and by 1.0% in 1987. Low commodity prices are also expected to have a very negative effect upon grain farmers. The United Grain Growers have estimated that after a stable 1985 and 1986, net farm income in the three Prairie Provinces will drop by 40% in 1987.

These combined circumstances should ensure continued in-migration from the Western Provinces to Ontario. Much of this inflow will settle in the greater Toronto area because of its ability to attract investment and development activity and its above average record of job creation.

When October 1986 is compared to October 1985 we find that the Toronto CMA has 27,906 new housing units on stream vs. 22,069 in 1985; 24,178 are ownership units vs. 15,533 in 1985; 3,728 are rental vs. 6,536 in 1985. There has been an extremely strong re-orientation towards ownership housing (supply is up 56%) while rental supply is down 43%. Ownership units are usually being built for second and third-time home buyers. This should continue to allow for increased movement of tenants into their first home and is expected to result in some easing of the apartment vacancy rate.

The vacancy rate for privately initiated apartments in the Toronto CMA is expected to rise marginally to 0.2% by April 1987.



## APPENDIX

### TABLE OF CONTENTS

There are eight tables and an appendix of rent levels attached to this vacancy survey report. The tables have the following contents:

<u>Table I</u>	The combined vacancy rate of public and privately initiated stock in Canada's Metropolitan areas. 1977-1986
<u>Table IA</u>	The vacancy rate for privately initiated units in Canada's Metropolitan areas. 1977-1986
<u>Table IB</u>	The vacancy rate for publicly initiated units in Canada's Metropolitan areas. 1977-1986
<u>Table IC</u>	Vacancy rates of privately initiated stock in selected Canadian communities with less than 100,000 population. 1980-1986
<u>Table II</u>	Vacancy rate of privately initiated stock in the Toronto C.M.A. by structure size. 1976-1986
<u>Table III</u>	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. 1984-1986
<u>Table IV</u>	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. <u>by structure size</u> 1985-1986
<u>Table V</u>	Vacancy rate of privately initiated stock in the 28 survey zones of the Toronto C.M.A. <u>by number of bedrooms</u>

TABLE I/TABLEAU I  
VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER PUBLICLY AND PRIVATELY INITIATED, IN METROPOLITAN AREAS  
TAUX D'INOCCUPATION DANS LES IMMEUBLES D'APPARTEMENTS D'INITIATIVE PUBLIQUE ET PRIVEE, DE SIX LOGEMENTS ET PLUS, DANS LES REGIONS METROPOLITAINES  
1977-1986  
(PER CENT/POUR CENT)

Metropolitan Area Région métropolitaine	1977		1978		1979		1980		1981		1982		1983		1984		1985		1986	
	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.	Apr. avr.	Oct. oct.
Calgary	0.3	0.2	0.8	0.2	1.5	0.7	1.2	0.5	0.7	0.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4
Chicoutimi-Jonquière	0.8	0.2	0.4	0.8	0.8	1.9	1.9	1.2	0.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7
Edmonton	0.2	0.1	0.9	0.9	0.9	1.9	2.7	1.0	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6
Halifax	2.9	1.4	2.5	2.2	3.0	2.5	2.5	1.2	1.0	0.5	0.9	0.5	1.9	0.8	0.8	0.4	0.7	0.6	1.9	2.3
Hamilton	4.1	3.9	4.0	3.3	3.3	2.1	1.9	1.5	1.3	1.1	0.7	0.6	1.3	0.9	0.8	0.7	0.5	0.5	0.7	0.6
Kitchener	3.0	2.5	2.8	2.6	2.5	1.9	2.1	1.1	1.6	0.7	0.9	0.9	2.0	0.9	0.6	0.6	0.4	0.4	0.4	0.2
London	1.8	1.6	1.8	2.1	3.4	4.1	5.3	3.7	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	0.9	0.4	0.6	0.6
Montreal	1.4	3.5	3.4	5.5	4.4	4.6	3.7	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8
Oshawa	0.7	2.0	1.5	1.4	1.8	3.6	2.6	2.2	1.0	0.0	0.2	0.4	1.1	1.3	1.3	0.3	1.0	0.1	0.2	0.2
Ottawa-Hull	2.8	2.5	2.5	2.6	3.0	4.1	4.4	3.8	2.4	1.1	0.7	0.3	0.3	0.3	0.3	0.3	1.0	1.2	2.0	2.6
Ottawa	1.7	1.2	1.2	1.3	2.2	3.2	3.7	3.1	2.0	0.6	0.4	0.2	0.2	0.2	0.2	0.3	0.8	0.7	1.3	1.7
Hull	7.6	8.5	8.0	8.1	6.9	8.2	7.7	6.8	4.5	3.8	2.0	0.6	0.6	0.5	0.6	0.7	2.1	3.5	4.8	6.4
Quebec	0.9	1.8	1.6	3.5	3.0	4.0	2.6	2.6	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7
Regina	0.4	1.1	2.4	1.9	3.5	1.8	2.0	0.7	1.8	0.5	0.9	0.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9
St. Catharines	1.9	1.1	1.8	1.5	2.2	2.0	2.8	1.8	1.7	0.7	1.1	1.4	2.6	0.9	0.9	0.8	0.6	0.3	0.6	0.7
-Niagara																				
Saint John	11.7	10.6	11.6	10.4	7.7	6.9	3.4	4.0	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4
St. John's	3.4	2.5	8.6	5.9	5.7	0.8	2.5	0.1	0.7	1.2	6.1	0.9	4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9
Saskatoon	0.1	0.2	1.0	0.8	3.3	0.9	1.9	0.5	1.6	0.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6
Sudbury	0.9	1.0	3.0	6.1	9.9	5.4	3.2	1.9	1.6	0.5	0.6	1.3	1.5	0.4	0.7	0.6	0.8	0.5	0.9	0.7
Thunder Bay	0.1	0.2	0.8	1.0	1.0	1.2	1.0	0.8	1.3	0.8	1.1	0.4	1.0	0.3	1.0	0.3	0.3	0.4	0.7	1.6
Toronto	1.0	0.9	0.8	0.7	1.1	1.0	1.1	0.6	0.5	0.3	0.4	0.6	1.1	0.8	0.8	0.6	0.6	0.4	0.4	0.1
Trois-Rivières	**	**	**	**	**	**	**	**	**	**	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8
Vancouver	1.6	1.5	1.4	1.3	0.9	0.2	0.1	0.1	0.1	0.1	0.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	0.8	0.9
Victoria	2.9	2.5	4.4	1.2	1.7	0.1	0.1	0.1	0.1	0.1	0.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8	2.3	0.6
Windsor	1.5	1.0	0.7	0.9	1.4	1.3	3.1	5.5	8.2	6.9	6.4	3.1	2.5	1.7	1.1	0.9	0.7	0.7	0.5	0.8
Winnipeg	1.2	1.8	1.6	3.5	4.3	4.5	4.6	4.6	4.1	3.1	1.9	1.2	1.3	0.9	1.0	0.8	0.8	0.9	1.1	1.5
TOTAL (1)	1.5	2.2	2.2	3.0	2.9	2.8	2.5	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6

(1) Weighted Average of Metropolitan Areas Surveyed/Moyenne pondérée des régions métropolitaines faisant l'objet du relevé.  
\*\* Not available/Non disponible.

TABLE II (TABLEAU II)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1976 - 1986  
Per Cent (Pour Cent)

Period (Période)	Structure Size - In Dwelling Units (Taille des immeubles selon le nombre de logements)								
	6-9	10-19	20-29	30-49	50-99	100-199	200 +	Total	20 +
1976 -									
Apr. (Avr.)	0.7	1.6	1.1	1.5	0.9	1.4	1.8	1.4	1.4
Oct. (Oct.)	0.9	1.1	1.1	1.1	1.0	1.0	1.6	1.2	1.2
1977 -									
Apr. (Avr.)	0.7	1.2	1.3	1.4	1.0	0.9	1.5	1.2	1.2
Oct. (Oct.)	0.5	0.9	1.3	1.1	0.9	1.0	1.1	1.0	1.0
1978 -									
Apr. (Avr.)	0.5	1.1	1.7	1.1	0.8	0.7	0.8	0.9	0.9
Oct. (Oct.)	0.9	1.0	0.7	0.9	0.7	0.8	0.9	0.8	0.8
1979 -									
Apr. (Avr.)	1.2	1.0	1.9	1.1	0.9	1.2	1.3	1.2	1.2
Oct. (Oct.)	1.2	1.2	1.0	1.2	0.8	1.0	1.4	1.2	1.1
1980 -									
Apr. (Avr.)	1.9	0.9	1.5	1.1	0.8	0.7	1.2	1.0	1.0
Oct. (Oct.)	0.6	0.4	0.6	0.8	0.4	0.3	0.5	0.5	0.5
1981 -									
Apr. (Avr.)	0.9	0.7	0.4	0.6	0.3	0.3	0.3	0.4	0.3
Oct. (Oct.)	1.4	0.8	0.4	0.4	0.3	0.2	0.2	0.3	0.2
1982 -									
Apr. (Avr.)	0.8	0.4	0.5	0.7	0.5	0.2	0.3	0.4	0.4
Oct. (Oct.)	0.6	1.0	0.6	0.8	0.6	0.3	0.9	0.7	0.6
1983 -									
Apr. (Avr.)	0.7	1.1	0.8	1.5	1.1	1.1	1.4	1.2	1.2
Oct. (Oct.)	1.0	0.9	0.5	1.0	0.7	1.1	1.1	1.0	1.0
1984 -									
Apr. (Avr.)	0.8	0.7	0.9	0.8	0.6	0.5	1.0	0.8	0.8
Oct. (Oct.)	1.4	0.5	0.8	0.7	0.5	0.5	0.6	0.6	0.6
1985 -									
Apr. (Avr.)	0.9	0.4	0.4	0.6	0.4	0.4	0.6	0.5	0.5
Oct. (Oct.)	0.9	0.3	0.3	0.4	0.2	0.3	0.5	0.4	0.3
1986 -									
Apr. (Avr.)	0.5	0.5	0.7	0.4	0.2	0.3	0.3	0.3	0.3
Oct. (Oct.)	0.8	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE III (TABLEAU III)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus d'initiative privée

Région métropolitaine de Toronto

1984 - 1986

Per Cent (Pour Cent)

Area (Région)	1984		1985		1986			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Metropolitan Municipality (Municipalité métropolitaine) Toronto City: (Ville de Toronto)								
Central Part: - Zone 1 (Partie centrale)	0.8	0.4	0.4	0.3	0.5	0.2	**	0.2
East Part: - Zone 2 (Partie est)	0.8	0.6	0.7	0.4	0.3	0.1	-	0.1
North Part: - Zone 3 (Partie nord)	0.1	0.2	0.2	0.0	0.1	0.0	-	0.0
West Part: - Zone 4 (Partie ouest)	1.1	1.5	1.1	1.1	1.0	0.5	**	0.5
Total Toronto City (Total Ville de Toronto)	0.6	0.6	0.5	0.4	0.4	0.2	0.0	0.2
Etobicoke City: (Ville d'Étobicoke)								
South Part: - Zone 5 (Partie sud)	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Central Part: - Zone 6 (Partie centrale)	0.2	0.1	0.1	0.0	0.0	0.1	**	0.0
North Part: - Zone 7 (Partie nord)	1.2	0.8	0.5	0.4	0.1	0.1	-	0.1
Total Etobicoke City (Total Ville d'Étobicoke)	0.3	0.2	0.2	0.1	0.0	0.1	0.0	0.1

\*\* Not available. (Chiffres non disponibles.)

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TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986				
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)			
						Completed (Achevés)			
						Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total	
York City: - Zone 8 (Ville d'York)	0.8	0.4	0.4	0.2	0.2	0.0	-	0.	
East York Borough: - Zone 9 (Borough d'est York)	0.1	0.2	0.1	0.1	0.0	0.1	-	0.	
Scarborough City: (Ville de Scarborough)									
Central Part: - Zone 10 (Partie centrale)	0.3	0.2	0.3	0.2	0.1	0.1	-	0.	
North Part: - Zone 11 (Partie nord)	0.9	0.6	0.7	0.3	0.2	0.1	-	0.	
East Part: - Zone 12 (Partie est)	1.0	0.3	0.3	0.2	0.1	0.1	-	0.	
Total Scarborough City (Total Ville de Scarborough)	0.6	0.3	0.4	0.2	0.1	0.1	-	0.	
North York City (Ville de North York)									
South-East Part: - Zone 13 (Partie sud-est)	2.0	0.5	0.3	0.1	0.1	0.1	-	0.	
North East Part: - Zone 14 (Partie nord-est)	0.2	0.0	0.2	0.0	0.0	0.0	-	0.	
South West Part: - Zone 15 (Partie sud-ouest)	0.4	0.5	0.4	0.3	0.1	0.1	-	0.	
North Central Part: - Zone 16 (Partie nord-centrale)	0.2	0.3	0.2	0.0	0.0	0.1	-	0.	
North West Part: - Zone 17 (Partie nord-ouest)	0.7	0.2	0.2	0.2	0.2	0.1	**	0.	
Total North York City: (Total Ville de North York)	0.8	0.3	0.3	0.1	0.1	0.1	**	0.	
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.6	0.4	0.3	0.2	0.2	0.1	0.0	0.	

\*\* Not available. (Chiffres non disponibles.)

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TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée

Région métropolitaine de Toronto

1984 - 1986

Per Cent (Pour Cent)

Area (Région)	1984		1985		1986			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)								
Mississauga City: (Ville de Mississauga)								
South Part: - Zone 18 (Partie sud)	0.7	0.3	0.4	0.3	0.7	0.2	**	0.2
North-West Part: - Zone 19 (Partie nord-ouest)	3.6	3.9	1.1	1.3	1.6	0.2	-	0.2
North East Part: - Zone 20 (Partie nord-est)	4.3	2.2	1.6	1.1	1.0	0.3	**	0.3
Total Mississauga City (Total Ville de Mississauga)	2.7	1.7	1.0	0.8	1.0	0.2	0.9	0.2
Brampton - West Part: - Zone 21 (Partie ouest de Brampton)	0.1	0.1	1.1	0.2	0.1	0.3	-	0.3
Brampton - East Part: - Zone 22 (Partie est de Brampton)	4.0	7.8	6.1	5.9	2.2	0.7	**	0.7
Total Brampton City (Total Ville de Brampton)	1.5	3.1	3.2	2.7	1.0	0.5	**	0.4
Oakville Town: - Zone 23 (Ville de Oakville)	0.5	0.2	0.4	0.5	0.3	0.3	-	0.3
Caledon Town, - Zone 24 Vaughan Town, and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	0.0	0.0	1.3	0.0	1.3	0.0	-	0.0

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE III (TABLEAU III)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over Privately Initiated  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée  
Région métropolitaine de Toronto  
1984 - 1986  
Per Cent (Pour Cent)

Area (Région)	1984		1985		1986			
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	October (Octobre)		
						Completed (Achevés)		
						Prior to Apr. 1985 (Avant Avr. 1985)	Apr. 1985- Mar. 1986 (Avr. 1985- Mars 1986)	Total
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région Métropolitaine de recensement) (Suite)								
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	1.0	0.2	0.1	0.0	0.0	0.1	-	0.1
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Ville de Aurora, Ville de East Gwillimbury, Ville de Newmarket et Canton de Whitchurch- Stouffville)	0.1	0.0	0.0	0.2	0.1	0.1	-	0.1
Markham Town: - Zone 27 (Ville de Markham)	0.4	0.5	0.0	0.0	0.4	0.5	-	0.5
Total York Region (Total Région de York)	0.5	0.2	0.1	0.1	0.2	0.2	-	0.2
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	3.3	1.2	0.8	0.0	0.1	0.1	-	0.1
Total Remaining Part: (Total de la partie restante)	2.1	1.6	1.3	1.0	0.8	0.3	0.7	0.3
Total Census Metroplitan Area (Total Région Métropolitaine de recensement)	0.8	0.6	0.5	0.4	0.3	0.1	0.5	0.1

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TABLE IV (TABLEAU IV)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Municipalité Métropolitaine) Toronto City: (Ville de Toronto)														
Central Part: (Partie centrale)	2.9	5.1	0.8	0.4	3.2	0.0	1.4	0.4	0.3	0.1	0.2	0.0	0.2	0.0
East Part: (Partie est)	0.0	0.0	1.3	0.0	0.7	0.3	0.2	0.2	0.0	0.0	-	0.0	0.0	0.0
North Part: (Partie nord)	0.0	0.0	0.4	0.4	0.2	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
West Part: (Partie ouest)	0.7	0.6	2.1	0.2	2.5	1.9	2.1	0.6	1.0	0.3	0.8	0.9	1.0	0.5
Total Toronto City (Total Ville de Toronto)	1.1	1.6	1.2	0.3	1.5	0.5	0.8	0.3	0.3	0.1	0.2	0.2	0.2	0.1
													0.4	0.1

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Table IV cont'd/(Tableau IV - suite)



TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Etobicoke City: (Ville d'Etobicoke)														
South Part: (Partie Sud)	0.0	0.0	0.0	0.9	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0
Central Part: (Partie centrale)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
North Part: (Partie nord)	0.0	0.0	0.0	0.0	-	-	0.0	0.0	0.0	0.1	0.3	0.0	0.1	0.1
Total Etobicoke City (Total Ville d'Etobicoke)	0.0	0.0	0.0	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0
York City: (Ville d'York)	0.7	0.0	0.4	0.0	0.6	0.0	0.0	0.0	0.1	0.2	0.1	0.0	0.1	0.0
East York Borough: (Borough d'est York)	0.0	0.0	0.4	0.7	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0

\*\* Not available. (Chiffres non disponibles.)

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(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure

Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles

Région métropolitaine de Toronto  
1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
Scarborough City: (Ville de Scarborough)														
Central Part: (Partie centrale)	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.1
North Part: (Partie nord)	1.8	0.0	-	-	**	**	0.0	0.0	0.4	0.0	0.1	0.0	0.2	0.1
East Part: (Partie est)	**	**	**	**	-	-	0.0	0.0	0.0	0.2	0.1	0.1	0.1	0.1
Total Scarborough City (Total Ville de Scarborough)	0.4	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.1

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(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Metropolitan Municipality: (Cont'd) (Municipalité Métropolitaine) (Suite)														
North York City: (Ville de North York)														
South East Part: - Zone 13 (Partie sud-est)	-	-	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.1	0.0	0.1	0.1
North East Part: - Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**	**	0.0	0.0	0.0	0.0
South West Part: - Zone 15 (Partie sud-ouest)	0.0	0.0	0.6	0.3	0.0	0.0	0.0	0.3	0.0	0.1	0.0	0.1	0.1	0.1
North Central Part: - Zone 16 (Partie nord-centrale)	0.0	1.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0
North West Part: - Zone 17 (Partie nord-ouest)	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.5	0.0	0.0	0.1	0.1	0.2	0.1
Total North York City (Total ville de North York)	0.0	0.4	0.2	0.2	0.0	0.0	0.1	0.3	0.1	0.1	0.0	0.0	0.1	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.5	0.7	0.5	0.3	0.7	0.2	0.3	0.2	0.2	0.1	0.1	0.1	0.2	0.1

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TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986

Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area: (Reste de la Région métropolitaine de recensement)														
Mississauga City: (Ville de Mississauga)														
South Part: (Partie sud)	0.0	1.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1.6	0.3	0.0	0.0
North-West Part: (Partie nord-ouest)	2.8	0.0	1.2	1.2	2.7	0.0	2.6	0.0	1.8	0.0	1.2	0.4	**	**
North-East Part: (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2	0.1	0.3	0.3	1.9	0.3
Total Mississauga City (Total Ville de Mississauga)	0.6	1.2	0.7	0.2	0.9	0.0	1.1	0.0	0.3	0.1	1.0	0.3	1.4	0.2
Brampton-West Part: (Partie ouest de Brampton)	0.0	4.7	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.3	0.6
Brampton-East Part: (Partie est de Brampton)	-	-	-	-	-	-	-	-	**	**	1.5	0.8	3.2	0.6
Total Brampton City (Total Ville de Brampton)	0.0	4.7	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	1.0	0.5	1.7	0.6

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TABLE IV (TABLEAU IV)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)														
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.0	0.8	0.0	0.0	0.4	0.0	0.1	0.1	0.5	0.6	**	0.3
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King)	5.6	0.0	0.0	0.0	-	-	-	-	-	-	-	-	-	1.3
Richmond Hill Town: - Zone 25 (Ville de Richmond Hill)	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	-	0.0
Aurora Town, - Zone 26 East Gwillimbury Town, Newmarket Town and Whitchurch- Stouffville Twp.: (Ville de Aurora, Ville de East-Gwillimbury, Ville de Newmarket et Canton de Whitchurch-Stouffville)	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.2	0.0	-	-	-	0.1
														0.1
														0.0
														0.0

\*\* Not available. (Chiffres non disponibles.)

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(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE IV (TABLEAU IV)  
(Cont 'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Size of Structure  
Toronto Metropolitan Area  
Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, selon la taille des immeubles  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Units (Nombres d'unités)													
	6-9		10-19		20-29		30-49		50-99		100-199		200 +	
	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.	Apr. Avr.	Oct. Oct.
Remainder of Census Metropolitan Area (Cont'd) (Reste de la Région métropolitaine de recensement) (Suite)														
Markham Town: - Zone 27 (Ville de Markham)	-	-	**	**	**	**	**	**	1.6	2.0	0.0	0.0	-	0.4 0.5 0.5 0.5
Total York Region (Total Region de York)	0.9	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.1	-	0.2 0.2 0.2
Ajax Town, Pickering Town: - Zone 28 (Ville de Ajax, Ville de Pickering)	-	-	**	**	-	-	0.0	0.0	0.0	0.0	-	-	0.2 0.2	0.1 0.1 0.1
Total Remaining Part (Total de la partie restante)	0.6	1.1	0.2	0.3	0.5	0.0	0.7	0.0	0.2	0.1	0.9	0.4	1.4 0.3	0.8 0.3 0.3
Total Census Metropolitan Area (Total Région Métropolitaine de Recensement)	0.5	0.8	0.5	0.3	0.7	0.2	0.4	0.1	0.2	0.1	0.3	0.1	0.3 0.1	0.3 0.1 0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".  
(Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)

TABLE V (TABLEAU V)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area  
1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Metropolitan Municipality: (Municipalité Métropolitaine)										
Toronto City: (Ville de Toronto)										
Central Part: - Zone 1 (Partie centrale)	0.6	0.3	0.5	0.1	0.5	0.2	0.1	0.1	0.5	0.2
East Part: - Zone 2 (Partie est)	0.8	0.2	0.3	0.1	0.0	0.0	0.0	0.0	0.3	0.1
North Part: - Zone 3 (Partie nord)	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0
West Part: - Zone 4 (Partie ouest)	1.3	0.4	0.7	0.4	1.4	0.9	0.0	0.0	1.0	0.5
Total Toronto City (Total Ville de Toronto)	0.6	0.2	0.4	0.2	0.4	0.3	0.0	0.0	0.4	0.2
Etobicoke City: (Ville d'Etobicoke)										
South Part: - Zone 5 (Partie sud)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
Central Part: - Zone 6 (Partie centrale)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
North Part: - Zone 7 (Partie nord)	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1
Total Etobicoke City (Ville d'Etobicoke)	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
York City: - Zone 8 (Ville d'York)	0.2	0.0	0.2	0.0	0.0	0.0	0.0	0.3	0.2	0.0
East York Borough: (Borough d'est York)	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.0	0.0	0.1

\*\* Not available. (Chiffres non disponibles.)

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Table V cont'd/(Tableau V suite)



TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area  
1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto

1986

Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Scarborough City (Ville de Scarborough)										
Central Part: - Zone 10 (Partie centrale)	0.0	0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.1
North Part: - Zone 11 (Partie nord)	0.0	0.0	0.0	0.0	0.1	0.1	0.7	0.3	0.2	0.1
East Part: - Zone 12 (Partie est)	0.0	0.0	0.1	0.1	0.1	0.1	0.2	0.0	0.1	0.1
Total Scarborough City (Ville de Scarborough)	0.0	0.4	0.1	0.1	0.1	0.1	0.3	0.1	0.1	0.1
North York City: (Ville de North York)										
South-East Part:- Zone 13 (Ville sud-est)	0.0	0.0	0.1	0.2	0.1	0.0	0.0	0.0	0.1	0.1
North East Part:- Zone 14 (Partie nord-est)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
South West Part:- Zone 15 (Partie sud-ouest)	0.0	0.3	0.0	0.1	0.2	0.2	0.0	0.0	0.1	0.1
North Central Part: (Partie nord centrale)										
- Zone 16	0.6	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.0	0.1
North West Part:- Zone 17 (Partie nord-ouest)	0.0	1.7	0.1	0.1	0.3	0.0	0.0	0.1	0.2	0.1
Total North York City (Ville de North York)	0.1	0.4	0.1	0.1	0.1	0.1	0.0	0.0	0.1	0.1
Total Metropolitan Municipality (Municipalité Métropolitaine)	0.5	0.2	0.2	0.1	0.2	0.1	0.1	0.1	0.2	0.1

\*\* Not available. (Chiffres non disponibles.)

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TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area  
1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Remainder of Census Metropolitan Area (Reste de la Région Métropolitaine de recensement)										
Mississauga City: (Ville de Mississauga)										
South Part: - Zone 18 (Partie sud)	0.0	0.3	0.3	0.2	0.8	0.2	2.3	0.0	0.7	0.2
North-West Part:- Zone 19 (Partie nord-ouest)	0.0	0.0	0.7	0.2	2.4	0.2	1.2	0.0	1.6	0.2
North-East Part:- Zone 20 (Partie nord-est)	0.4	1.6	2.0	0.3	0.6	0.2	0.6	0.1	1.0	0.3
Total Mississauga City (Ville de Mississauga)	0.2	0.8	1.0	0.2	0.9	0.2	1.2	0.0	1.0	0.2
Brampton-West Part: (Partie ouest - Zone 21 de Brampton)	0.0	0.0	0.0	0.2	0.2	0.3	0.0	0.0	0.1	0.3
Brampton-East Part: (Partie est - Zone 22 de Brampton)	1.4	2.9	1.0	0.7	2.7	0.5	2.6	0.9	2.2	0.7
Total Brampton City (Total Ville de Brampton)	0.6	1.1	0.3	0.4	1.3	0.4	2.1	0.8	1.0	0.4
Oakville Town: - Zone 23 (Ville de Oakville)	0.0	0.0	0.1	0.4	0.2	0.2	1.2	0.2	0.3	0.3

\*\* Not available. (Chiffres non disponibles.)

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TABLE V (TABLEAU V)  
(Cont'd/Suite)

Vacancy Rates in Apartment Structures of Six Units and Over  
Privately Initiated, by Number of Bedrooms  
Toronto Metropolitan Area  
1986

Taux d'inoccupation dans les immeubles d'appartements de six logements et plus  
d'initiative privée, par nombre de chambres  
Région métropolitaine de Toronto  
1986  
Per Cent (Pour Cent)

Area (Région)	Number of Bedrooms (Nombres de chambres)									
	Bachelor (Studio)		One (Une)		Two (Deux)		3 or more (3 ou plus)		Total	
	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)	Apr. (Avr.)	Oct. (Oct.)
Caledon Town, - Zone 24 Vaughan Town and King Twp.: (Ville de Caledon, Ville de Vaughan et Canton de King) Richmond Hill Town: (Ville de Richmond Hill)	**	**	0.0	0.0	2.3	0.0	**	**	1.3	0.0
- Zone 25	0.0	0.0	0.0	0.2	0.0	0.0	0.0	1.3	0.0	0.1
Aurora Town, - Zone 26	0.0	1.9	0.0	0.0	0.2	0.0	0.0	0.0	0.1	0.1
East Gwillimbury Town, Newmarket Town and Whitchurch-Stouffville Twp.: (Canton de Whitchurch- Stouffville)										
Markham Town: - Zone 27 (Ville de Markham)	0.0	0.0	0.7	1.0	0.2	0.2	0.0	0.0	0.4	0.5
Total York Region (Total Region de York)	0.0	0.8	0.2	0.3	0.2	0.1	0.0	0.6	0.2	0.2
Ajax Town, - Zone 28 Pickering Town: (Ville de Ajax Ville de Pickering)	**	**	0.0	0.0	0.1	0.1	0.0	0.0	0.1	0.1
Total Remaining Part (Total de la partie restante)	0.2	0.7	0.7	0.3	0.8	0.3	1.1	0.2	0.8	0.3
Total Census Metropolitan Area (Région Métropolitaine de recensement)	0.5	0.2	0.3	0.1	0.3	0.1	0.3	0.1	0.3	0.1

\*\* Not available. (Chiffres non disponibles.)

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration". (Un logement inoccupé est "une unité de logement qui peut être louée immédiatement, mais effectivement inoccupée au moment du dénombrement".)



## A P P E N D I X

Rental Ranges of Occupied and Vacant Units for a) units subject to rent control, b) not subject to rent control and c) all units combined.

"Toronto Census Metropolitan Area" - October 1986

### CAUTION:

These tables illustrate the range of rents being charged for a sample of privately initiated apartment structures visited during the apartment vacancy survey. Since no attempt has been made to adjust the sample to the total universe, the figures shown are not necessarily representative of the private rental market as a whole.

The subsample (the 4 rightmost columns) includes only those buildings where rents for matching unit types were provided for the most recent three consecutive surveys. No attempt has been made to adjust to the total universe.



**BACHELOR UNITS**  
**RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED**  
**APARTMENT STRUCTURES OF SIX UNITS AND OVER**  
**(OCTOBER 1986)**

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

**ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS**

		TOTAL SAMPLE																SUBSAMPLE				
		TOTAL AVG																TOTAL AVG	PCT CHANGE			
		UNITS	RENT	847	749	699	649	599	574	549	524	499	474	449	424	399	374	349	324	299	274	250
		UNITS	RENT	800	700	650	600	575	550	525	500	475	450	425	400	375	350	325	300	275	250	0
TORONTO CITY	ZONE 1	3165	380	-	6	8	-	-	-	397	62	141	285	468	649	975	374	349	324	299	274	250
	ZONE 2	344	344	-	-	-	-	-	1	-	-	-	103	304	103	69	1	177	177	177	31	35
	ZONE 3	3562	362	3	5	-	4	-	3	-	8	73	73	304	835	304	1061	370	370	183	12	
	ZONE 4	1311	352	-	54	-	-	-	-	-	2	2	67	110	2	55	257	283	389	205	59	27
	ZONE 5	8382	367	-	13	60	10	-	4	397	85	75	216	499	908	1598	2209	1996	1394	719	200	91
ETOBICOKE	ZONE 6	280	305	-	-	-	-	-	-	-	-	-	-	11	3	1	18	26	102	74	70	27
	ZONE 7	119	378	-	-	-	-	-	-	-	-	3	15	18	35	2	2	29	29	-	-	-
	ZONE 8	10	333	-	-	-	-	-	-	-	-	-	1	16	29	4	30	135	76	70	27	
	ZONE 9	409	327	-	-	-	-	-	-	-	-	4	16	29	38	38	38	135	76	70	27	
	ZONE 10	800	333	-	-	-	-	-	-	-	16	2	46	12	26	149	167	168	107	80	19	
SCARBOROUGH	ZONE 11	650	356	-	-	-	-	-	-	-	8	14	27	53	27	212	80	302	50	14	1	
	ZONE 12	182	339	-	-	-	1	-	-	-	6	30	30	26	9	26	27	31	36	1	1	
	ZONE 13	72	407	-	-	-	-	-	-	-	1	14	5	63	2	48	11	6	1	-	-	
	ZONE 14	89	376	-	2	-	-	-	-	-	1	5	14	5	26	5	26	22	3	-	-	
	ZONE 15	332	359	-	2	-	1	-	-	-	-	1	86	5	29	135	40	37	37	1	-	
NORTH YORK	ZONE 16	39	343	-	-	-	-	-	-	-	-	-	1	-	7	10	29	16	-	-	-	
	ZONE 17	97	494	-	-	-	-	-	-	21	20	-	12	-	2	2	-	-	-	-	-	
	ZONE 18	145	349	-	-	-	-	-	-	-	-	-	15	-	40	2	31	37	-	-	-	
	ZONE 19	141	360	-	-	-	-	-	-	-	-	6	18	8	16	14	52	26	3	1	1	
	ZONE 20	107	357	-	-	-	-	-	-	-	-	-	6	5	6	57	22	26	3	-	-	
METRO TORONTO	ZONE 21	528	380	-	-	-	-	-	-	21	40	6	70	37	91	85	134	107	20	1	1	
	ZONE 22	10944	363	-	15	60	10	1	4	418	128	258	602	1146	1813	2828	2447	2043	1009	373	139	
	ZONE 23	308	334	-	-	-	-	-	-	-	-	-	-	9	43	54	66	99	33	6	13	
	ZONE 24	8	278	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2	2	
	ZONE 25	235	316	-	-	-	-	-	-	-	-	1	4	-	18	31	31	51	90	18	2	
MISSISSAUGA	ZONE 26	551	325	-	-	-	-	-	-	-	-	1	-	4	9	85	92	151	124	34	10	
	ZONE 27	102	312	-	-	-	-	-	-	-	-	-	-	-	16	1	25	29	22	9	5	
	ZONE 28	50	325	-	-	-	-	-	-	-	-	-	-	-	-	-	24	-	-	-	-	
	ZONE 29	152	316	-	-	-	-	-	-	-	-	-	-	-	1	16	49	55	22	9	5	
	ZONE 30	100	296	-	-	-	-	-	-	-	-	-	-	-	3	-	-	42	41	8	8	
OAKVILLE	ZONE 31	16	308	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	ZONE 32	29	277	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	14	-	4	
	ZONE 33	6	283	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	9	7	14	
	ZONE 34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2	3	
	ZONE 35	11798	359	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL AREA	ZONE 36	11798	359	3	15	60	10	1	4	418	128	258	606	1158	1877	2940	2593	2316	1222	440	173	
	ZONE 37	11798	359	3	15	60	10	1	4	418	128	258	606	1158	1877	2940	2593	2316	1222	440	173	
	ZONE 38	11798	359	3	15	60	10	1	4	418	128	258	606	1158	1877	2940	2593	2316	1222	440	173	
	ZONE 39	11798	359	3	15	60	10	1	4	418	128	258	606	1158	1877	2940	2593	2316	1222	440	173	
	ZONE 40	11798	359	3	15	60	10	1	4	418	128	258	606	1158	1877	2940	2593	2316	1222	440	173	

PER CENT

DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

PER CENT  
DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

**TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)**

**TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL**

**ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS**

	TOTAL SAMPLE																SUBSAMPLE		
	250	274	299	324	349	374	399	424	449	474	499	524	549	574	599	624	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	3	10	4	11	8	26	43	57	87	309	990	294	426	138	3435	604	1.7
ZONE 2	-	-	16	25	82	7	57	27	95	248	14	14	7	9	30	12	654	467	3.5
ZONE 3	1	1	3	3	8	35	75	112	202	493	285	448	850	1030	207	546	5075	566	1.8
ZONE 4	-	-	2	19	37	61	92	129	59	276	133	609	299	113	43	214	2169	511	1.5
TORONTO CITY	1	1	8	46	74	189	182	324	331	921	753	1380	2153	1444	685	928	11333	561	1.8
ZONE 5	-	3	10	43	96	124	572	360	295	129	214	54	32	38	12	29	2012	422	7.9
ZONE 6	-	-	-	-	77	143	308	103	692	645	927	544	471	616	323	640	5639	539	4.9
ZONE 7	-	-	-	-	-	31	117	287	331	358	97	-	104	-	-	-	1476	490	1.1
ETOBICOKE	-	3	10	43	96	201	746	785	685	1152	1217	1076	576	615	628	352	9127	505	4.8
ZONE 8	-	-	11	16	27	79	112	378	431	484	315	308	117	94	25	51	2934	507	1.3
ZONE 9	-	-	2	11	138	256	195	599	623	781	972	429	174	125	138	69	4618	493	3.9
ZONE 10	-	-	-	-	8	116	412	532	1219	856	653	518	265	176	12	-	4799	461	7.3
ZONE 11	-	-	-	-	-	-	-	66	-	211	163	201	166	541	535	120	2003	544	2.5
ZONE 12	-	-	-	-	-	26	57	323	422	620	398	1184	319	900	50	17	4438	505	5.3
SCARBOROUGH	-	-	-	-	8	142	469	921	1641	1687	1214	1903	750	1617	597	219	11240	493	6.3
ZONE 13	-	-	-	-	23	76	247	604	655	886	498	447	457	524	385	249	5300	498	0.2
ZONE 14	-	-	-	-	10	10	27	227	583	1016	497	387	188	78	32	9	3558	526	4.3
ZONE 15	-	-	-	-	26	58	162	300	216	447	113	214	344	145	90	79	3233	495	2.2
ZONE 16	-	-	-	-	41	61	69	318	739	576	679	668	944	185	26	-	4308	509	4.8
ZONE 17	-	-	10	32	38	112	146	375	662	1080	1059	436	471	69	40	-	4530	468	1.8
NORTH YORK	-	-	10	32	97	297	643	1575	2434	4168	2743	2163	2128	1760	732	363	20019	498	2.6
METRO TORONTO	2	4	39	141	313	1046	2408	4178	6121	9035	7023	7804	6153	5704	2792	2051	59271	510	3.8
ZONE 18	-	-	-	6	26	40	175	428	684	1280	755	725	207	236	126	-	4688	473	4.1
ZONE 19	-	-	-	-	15	7	63	21	10	26	-	-	49	-	-	-	191	437	4.5
ZONE 20	-	-	-	-	11	49	86	216	422	567	711	471	621	340	48	-	3547	508	4.6
MISSISSAUGA	-	-	-	6	52	96	324	665	1116	1873	1466	1196	621	576	174	-	8426	487	4.3
ZONE 21	-	-	-	-	17	188	152	355	430	222	95	5	25	25	-	-	1517	427	1.5
ZONE 22	-	-	-	-	-	-	-	10	163	11	-	-	65	-	-	-	387	529	4.7
BRAFPTON	-	3	-	-	17	188	152	365	593	233	95	5	90	25	-	-	1904	447	1.7
ZONE 23	-	-	3	-	20	92	82	250	369	212	164	93	63	19	3	57	1489	464	4.0
ZONE 24	-	-	-	-	-	-	-	10	7	-	6	-	-	-	-	-	23	440	-
ZONE 25	-	-	-	-	3	44	32	133	31	100	43	132	-	-	-	-	518	449	4.8
ZONE 26	-	-	-	-	8	8	50	48	73	21	-	-	-	-	-	-	186	466	3.7
ZONE 27	-	-	-	-	5	8	5	40	176	190	51	35	29	30	6	-	249	454	8.0
ZONE 28	-	-	-	-	-	-	-	38	52	47	93	-	20	82	22	62	575	439	1.3
TOTAL AREA	2	15	42	152	413	1517	3098	5874	8568	11577	8873	9341	6979	6392	3002	2185	60996	505	4.1

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



PER CENT  
DISTRIBUTION  
NOTE: SEE



UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA  
SUBJECT TO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE										SUBSAMPLE		
	250 0	524 500	549 525	574 550	599 575	649 600	699 650	749 700	849 800	899 850	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-
NORTH YORK	-	-	-	-	-	-	-	-	-	-	-	-	-
METRO TORONTO	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	-	-	-	-	-	-	-
BRAMPTON	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	-	-	-	-	-	-	-	-	-	-	-	-	-
PER CENT DISTRIBUTION	1	1	4	2	20	3	7	30	1	1	1	1	29

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

**BACHELOR UNITS**  
**RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED**  
**APARTMENT STRUCTURES OF SIX UNITS AND OVER**  
**(OCTOBER 1986)**

TORONTO CENSUS METROPOLITAN AREA  
 NO RENT CONTROL

**ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS**

	TOTAL SAMPLE																				SUBSAMPLE											
	274	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	TOTAL AVG	UNITS	RENT	TOTAL AVG	UNITS	RENT	PCT CHANGE				
ZONE 1	-	24	29	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	-	922	504	4.2	8.9					
ZONE 2	21	21	21	57	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	-	-	36	338	-	-	-				
ZONE 3	-	-	-	9	9	9	10	9	-	-	3	3	-	-	-	-	-	-	-	-	-	-	-	-	52	382	-	-				
ZONE 4	-	-	299	-	-	-	-	1	6	10	200	200	122	-	-	-	-	41	19	9	-	-	-	906	480	3.0	10.4					
TORONTO CITY	21	45	353	89	22	30	24	19	433	121	371	346	161	86	85	16	10	41	19	9	1	-	-	1864	489	3.5	9.4					
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 10	-	-	-	-	-	-	-	25	33	5	11	3	1	-	-	-	-	-	-	-	-	-	-	-	63	430	-2.8	2.9				
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 13	-	-	-	-	-	-	-	25	33	5	11	3	1	-	-	-	-	-	-	-	-	-	-	-	63	430	-2.8	2.9				
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 15	-	-	-	-	-	-	-	-	-	-	20	40	21	-	-	-	-	-	-	-	10	12	-	-	81	513	3.9	2.5				
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NORTH YORK	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
METRO TORONTO	21	45	353	89	22	30	49	52	438	153	414	368	161	86	85	16	10	41	19	19	13	2484	482	-	2008	488	3.4	8.9				
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	338	8.0	8.0				
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26	436	5.8	12.4				
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 22	-	-	-	-	-	-	-	-	-	-	2	-	-	17	-	-	-	-	-	-	-	-	-	-	-	19	577	-10.6	6.7			
BRAMPTON	-	-	-	-	-	-	-	-	-	-	2	-	-	17	-	-	-	-	-	-	-	-	-	-	-	19	577	-10.6	6.7			
ZONE 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL AREA	21	45	353	89	22	30	78	52	468	155	414	368	161	103	85	16	10	41	19	19	13	2570	481	-	1	413	-5.7	3.3	9.0			

PER CENT DISTRIBUTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE		
	TOTAL AVG																TOTAL	AVG	PCT CHANGE
	UNITS	RENT	1000	900	850	800	750	700	650	600	550	500	450	400	350	300	UNITS	RENT	6 MO 12 MO
ZONE 1	2220	737	105	234	899	999	54	193	272	176	485	72	400	485	176	485	1714	749	7.3 10.3
ZONE 2	106	419	-	-	-	-	1	1	2	2	2	1	1	1	1	1	12	463	-
ZONE 3	134	582	8	6	6	4	3	3	6	5	5	13	15	13	15	13	30	754	1.2 1.9
ZONE 4	917	795	195	206	-	-	-	-	449	18	-	26	2	2	2	2	912	797	-1.2 1.1
TORONTO CITY	3377	737	319	429	859	999	59	199	273	180	510	85	485	510	180	510	2668	764	4.0 6.7
ZONE 5	2	513	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	139	631	36	-	-	-	-	-	12	-	-	-	-	-	-	-	127	627	6.5 10.1
ZONE 7	221	625	-	-	-	-	20	-	119	-	-	-	-	-	-	-	56	679	3.7 4.3
ETOBICOKE	362	626	36	-	-	-	20	-	119	12	-	-	-	-	-	-	183	643	5.5 8.1
ZONE 8	45	675	45	-	-	-	-	-	-	-	-	-	-	-	-	-	45	1100	-
ZONE 9	775	582	-	-	-	-	-	-	182	40	-	-	-	-	-	-	681	574	-0.2 2.9
ZONE 10	949	649	-	-	-	-	93	40	271	156	60	83	271	156	60	93	915	655	3.4 7.6
ZONE 11	229	584	-	-	-	-	-	-	149	32	-	-	-	-	-	-	229	584	4.1 7.3
ZONE 12	1953	615	-	-	-	-	93	40	453	228	60	195	170	195	170	195	1825	616	2.2 5.9
SCARBOROUGH	480	634	-	-	-	-	25	2	141	80	193	72	141	80	193	72	365	634	1.4 6.7
ZONE 13	520	950	349	-	-	-	31	-	50	50	40	105	-	-	-	-	171	644	5.6 -3.1
ZONE 14	105	538	-	-	-	-	-	-	-	-	-	-	-	-	-	-	105	538	0.7 10.3
ZONE 15	141	588	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 16	1246	753	349	-	-	-	56	2	130	233	56	27	137	56	130	233	106	502	0.4 0.4
ZONE 17	7069	699	749	429	258	388	296	388	807	1559	983	807	1559	983	296	388	5468	691	3.2 6.0
NORTH YORK	410	721	46	40	40	40	20	-	66	20	-	35	35	26	15	7	241	657	-4.1 7.0
METRO TORONTO	1303	609	-	-	-	-	24	-	365	459	-	149	122	36	36	365	1224	604	2.9 8.3
ZONE 18	1227	644	-	-	-	-	12	21	339	300	187	90	142	49	-	-	768	623	5.8 7.7
ZONE 19	2940	639	46	57	78	61	36	61	711	825	207	274	299	111	51	711	2233	616	3.0 7.9
MISSISSAUGA	574	548	-	-	-	-	-	-	-	-	-	-	-	-	-	-	574	548	0.6 4.4
ZONE 20	790	610	-	-	-	-	49	-	46	486	10	-	-	-	-	-	409	620	5.0 5.0
ZONE 21	1364	584	-	-	-	-	49	-	46	486	10	330	402	46	486	10	983	578	0.3 4.7
ZONE 22	317	519	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BRAMPTON	6	417	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 23	119	615	-	-	-	-	-	-	14	94	-	-	-	-	-	-	317	519	2.5 8.3
ZONE 24	137	501	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	417	4.2 6.4
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	119	615	5.2 6.9
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	137	501	6.4 8.3
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	11952	663	795	500	350	473	504	473	918	2858	1818	952	636	1127	952	636	9263	651	2.9 6.4

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

TWO BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE		
	TOTAL AVG UNITS RENT																TOTAL AVG UNITS RENT	PCT CHANGE	6 MO 12 MO
324 349 399 424 449 474 499 524 549 574 599 649 699 749 799 849 899 999	324	349	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	
300 325 375 400 425 450 475 500 525 550 575 600 650 700 750 800 850 900 1000	300	325	375	400	425	450	475	500	525	550	575	600	650	700	750	800	850	900	1000
ZONE 1	-	1	1	1	-	3	4	3	-	2	-	8	230	154	183	144	117	198	517
ZONE 2	36	-	84	83	-	-	-	-	-	-	4	9	5	6	-	1	1	1	1
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	6	6	7	6	5	3	16	111
ZONE 4	-	-	-	-	-	-	-	-	35	-	-	17	19	2	73	15	19	-	299
TORONTO CITY	36	1	1	85	83	3	4	3	35	2	4	40	260	169	262	165	140	215	928
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	42	-	-	-	-	45
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-	109	105	-	136	266	691
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	45	713	72	30	-	-	-	860
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	45	713	223	135	-	136	266	1596
ZONE 8	-	-	-	-	-	-	-	-	-	-	-	214	8	-	64	83	16	-	430
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	46	120	100	97	27	-	-	390
ZONE 11	-	-	-	-	-	-	-	-	54	-	9	283	531	171	286	72	65	70	1791
ZONE 12	-	-	-	-	-	-	-	-	-	-	282	110	56	196	-	-	-	-	644
SCARBOROUGH	-	-	-	-	-	-	-	-	54	-	291	439	707	467	383	99	65	70	2825
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	43	47	38	132	33	-	-	293
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	20	10	13	-	5	50	4	67
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174
ZONE 16	-	-	-	-	-	-	-	-	-	-	50	50	47	207	-	-	-	-	354
ZONE 17	-	-	-	-	-	-	-	-	-	-	128	41	42	179	149	41	40	41	702
NORTH YORK	-	-	-	-	-	-	-	-	-	-	128	91	112	279	590	128	91	45	1747
METRO TORONTO	36	1	1	85	83	3	34	202	89	96	621	811	2270	897	1022	475	314	466	9036
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	60	65	20	75	44	-	1	558
ZONE 19	-	-	-	-	-	-	-	-	-	-	154	244	180	168	726	386	-	16	1882
ZONE 20	-	-	-	-	-	-	-	-	-	-	96	307	489	1032	344	150	286	-	3043
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	250	611	734	1220	1090	611	330	35	5483
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	832	212	-	-	-	-	-	1044
ZONE 22	-	-	-	-	-	-	-	-	-	-	55	56	222	186	524	418	86	48	1688
BRAMPTON	-	-	-	-	-	-	-	-	-	-	55	56	222	1018	736	418	86	48	2732
ZONE 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	737
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	85	138	52	191	-	64	72	665
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	194
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	463
TOTAL AREA	36	1	1	122	117	147	34	377	410	571	1506	2802	4351	2559	1820	929	397	751	18865

PER CENT DISTRIBUTION 1 1 1 2 2 3 8 14 24 13 10 5 2 4 11  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE



THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE														SUBSAMPLE		
	TOTAL AVG UNITS RENT														TOTAL AVG UNITS RENT	PCT 6 MO	PCT CHANGE 12 MO
	349	524	549	574	599	649	699	749	799	849	899	949	1000				
325	500	525	549	574	599	649	699	749	799	849	899	949	1000				
ZONE 1	-	-	-	-	-	-	-	-	-	-	54	2	271	*	229	1046	2.0 2.8
ZONE 2	32	-	-	-	-	-	-	-	-	-	-	-	-	*	88	1063	-3.4 2.0
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	-	-	*	22	810	-5.9 -2.3
ZONE 4	-	-	6	-	-	2	-	-	-	-	8	8	-	*	339	1035	0.1 2.3
TORONTO CITY	32	6	6	-	-	2	-	-	-	-	62	10	362	*	-	-	-
ZONE 5	-	-	-	-	-	1	-	24	-	-	-	-	-	*	240	1061	0.1
ZONE 6	-	-	-	9	9	-	1	-	-	-	-	1	222	*	668	726	6.5 7.7
ZONE 7	-	-	-	9	9	-	45	569	46	8	-	-	-	*	908	815	4.2 4.9
ETOBICOKE	-	-	-	9	9	-	46	569	71	8	-	-	-	*	-	-	-
ZONE 8	-	-	-	-	-	-	-	-	-	-	-	-	-	*	143	1064	3.3 1.6
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	-	-	*	61	1100	6.2 2.1
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-	*	107	828	6.9 9.5
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	*	463	841	9.3 8.4
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-	*	188	678	4.5 4.9
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-	*	758	799	7.9 7.8
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	-	-	*	116	700	3.7 3.7
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	-	*	203	1100	7.4 16.0
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	*	16	725	4.6 5.4
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	*	256	682	3.1 5.0
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	*	213	653	2.5 3.3
NORTH YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	*	804	783	4.0 4.5
METRO TORONTO	32	5	13	42	123	59	642	1208	191	309	174	78	1096	*	3013	845	2.0 5.1
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-	*	48	1100	6.1 11.9
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-	*	488	738	2.1 10.1
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	*	695	824	3.5 10.5
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-	*	1231	801	1.0 -0.2
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	*	291	700	1.0 -0.2
ZONE 22	-	-	-	-	-	-	-	-	-	-	-	-	-	*	291	700	1.0 -0.2
BRAMPTON	-	-	-	-	-	-	-	-	-	-	-	-	-	*	127	870	1.4 4.7
ZONE 23	-	-	-	-	-	-	-	-	-	-	-	-	-	*	48	794	6.1 10.3
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	*	7	732	12.6 12.6
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	*	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	*	691	643	0.4 3.9
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	*	5408	801	3.3 5.6
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	*	-	-	-
TOTAL AREA	32	5	13	43	297	621	1270	1427	568	546	304	227	1358	*	-	-	-

PER CENT DISTRIBUTION 1 4 7 18 24 8 5 3 22  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA  
NO RENT CONTROL

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE			SUBSAMPLE		
	250 0	750 1000	TOTAL AVG UNITS RENT	TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO	
ZONE 1	-	4	4 1100	-	-	-
ZONE 2	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-
ZONE 4	-	-	-	-	-	-
TORONTO CITY	-	4	4 1100	-	-	-
ZONE 5	-	-	-	-	-	-
ZONE 6	1	-	1 225	-	-	-
ZONE 7	-	-	-	-	-	-
ETOBICOKE	1	-	1 225	-	-	-
ZONE 8 YORK	-	-	-	-	-	-
ZONE 9 EAST YORK	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	-
SCARBOROUGH	-	-	-	-	-	-
ZONE 13	-	-	-	-	-	-
ZONE 14	-	3	3 1100	3 1100	-	-
ZONE 15	-	-	-	-	6.9	6.9
ZONE 16	3	-	3 775	3 775	-	-
ZONE 17	-	-	-	-	2.7	2.7
NORTH YORK	3	3	6 938	6 938	2.7	2.7
METRO TORONTO	1	3	11 932	6 938	2.7	2.7
ZONE 18	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-
BRAMPTON	-	-	-	-	-	-
ZONE 23 OAKVILLE	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-
ZONE 25 RICHMOND	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-
ZONE 27 MARKHAM	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-
TOTAL AREA	1	3	11 932	6 938	2.7	2.7

PER CENT DISTRIBUTION 9 27 64  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

## TORONTO CENSUS METROPOLITAN AREA

WARD	WARD NO	WARD NAME	TOTAL SAMPLE												SUBSAMPLE																		
			250	270	274	277	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	TOTAL AVG	TOTAL AVG	PCT CHANGE				
			0	250	274	277	299	324	349	374	399	424	449	474	499	524	549	574	599	649	699	749	799	849	899	999	UNITS	RENT	6 MO	12 MO			
TORONTO CITY	ZONE 1	17	71	276	638	498	988	649	483	303	568	173	233	540	39	86	91	24	16	-	-	-	-	-	-	1	5714	408	4087	408	3.2	6.1	
	ZONE 2	35	52	104	42	234	37	59	69	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	634	330	380	344	1.9	-2.4	
	ZONE 3	12	39	179	379	1070	949	845	313	103	73	23	11	3	3	-	4	5	-	-	-	-	3	-	-	-	4014	362	3562	362	1.5	3.9	
	ZONE 4	27	59	205	688	283	257	55	67	111	8	10	202	200	122	-	-	-	-	4	5	54	41	19	9	-	2217	399	10246	405	3.6	8.1	
	TORONTO CITY	91	221	764	1747	2085	2231	1628	932	518	649	206	446	743	165	86	95	29	70	41	22	9	1	12779	388	1	12779	388	2.7	5.5			
	ZONE 5	27	70	74	102	26	18	3	1	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	332	299	280	305	10.5	9.9	
	ZONE 6	-	-	-	29	2	18	35	15	18	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120	377	119	378	3.3	2.4	
	ZONE 7	-	-	-	2	4	2	2	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	335	10	333	9.0	3.1	
	ETOBICOKE	27	70	76	135	30	38	38	16	29	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	463	320	409	327	7.9	7.1
	SCARBOROUGH	ZONE 8	19	80	107	168	167	149	26	46	12	2	8	16	-	-	-	-	-	-	-	-	-	-	-	-	-	800	333	650	326	-0.2	1.3
ZONE 9		1	14	50	202	80	212	31	53	27	30	14	6	-	-	-	-	-	-	-	-	-	-	-	-	-	720	354	643	356	4.5	3.1	
ZONE 10		-	-	1	36	31	27	80	26	34	33	5	11	3	1	-	1	-	-	-	-	-	-	-	-	-	245	371	245	363	0.2	5.8	
ZONE 11		-	-	-	-	2	7	2	63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74	405	72	407	10.0	7.9	
ZONE 12		-	-	-	1	6	11	48	1	14	5	-	1	-	-	-	-	-	-	2	2	-	-	-	-	-	89	376	78	362	1.8	3.7	
ZONE 13		-	1	37	37	40	135	29	111	38	5	12	3	1	-	1	-	-	-	-	2	-	-	-	-	-	452	378	395	370	2.3	5.8	
ZONE 14		-	-	-	16	29	10	7	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	63	342	39	343	1.7	5.5	
ZONE 15		-	-	-	2	2	2	40	2	12	-	-	-	40	80	42	-	-	-	-	-	-	-	10	-	12	202	546	178	503	3.1	3.3	
ZONE																																	

PER CENT  
DISTRIBUTION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

ONE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

		TOTAL SAMPLE																				SUBSAMPLE																																					
		TOTAL AVG										TOTAL AVG										PCT CHANGE																																					
		UNITS	RENT	1000	999	900	899	800	799	749	699	650	600	599	574	550	524	499	474	450	425	400	375	350	325	300	275	250	0	274	299	324	349	374	399	424	449	474	499	524	549	574	599	600	649	699	700	749	750	799	849	889	900	999	1000	UNITS	RENT	6 MO	12 MO
ZONE 1	2	11	14	109	404	345	528	659	672	3293	1106	638	526	495	370	706	720	546	496	82	218	265	105	12310	534	8982	537	4.9	7.2																														
ZONE 2	29	32	78	95	125	586	282	412	64	42	40	39	45	14	13	11	13	1	1	1	1	1	1	1	1923	388	849	385	1.3	4.6																													
ZONE 3	-	6	24	122	242	621	1175	1482	1436	1773	679	836	488	320	160	204	66	71	33	65	16	-	45	9864	459	7810	454	4.3	6.9																														
ZONE 4	3	2	122	210	285	1105	486	779	1186	242	494	337	212	8	4	481	23	76	-	2	211	206	6474	475	4987	493	1.1	2.8																															
TORONTO CITY	34	51	238	536	1056	2657	2471	3332	3358	5350	2319	1850	1271	837	547	1402	822	694	530	148	236	476	356	30571	488	22628	493	3.7	6.0																														
ZONE 5	4	29	133	133	418	661	391	214	61	31	1	6	11	14	-	-	-	-	-	-	-	-	-	-	2107	364	1964	364	6.3	5.4																													
ZONE 6	-	-	-	23	82	245	346	608	565	430	498	282	35	147	278	35	28	66	-	-	-	-	-	-	36	3704	468	3671	468	4.8	4.6																												
ZONE 7	-	-	-	-	-	13	108	130	112	155	-	5	-	-	82	155	-	-	20	-	-	-	-	-	780	476	525	450	2.4	3.5																													
ETOBICOKE	4	29	133	156	513	1014	867	934	781	461	504	288	46	161	360	190	28	66	20	-	-	-	-	36	6591	436	6160	433	5.0	4.7																													
ZONE 8	-	55	53	154	260	716	794	775	396	399	269	88	85	18	144	292	81	-	-	-	-	-	-	45	4624	435	3398	437	2.2	3.8																													
ZONE 9	-	-	19	109	467	1127	1423	1164	1306	884	170	128	49	40	30	15	-	4	4	-	-	-	-	-	6939	410	5699	411	3.5	3.5																													
ZONE 10	-	-	66	343	1146	1110	599	441	507	156	172	83	179	218	182	40	-	-	-	-	-	-	-	-	5197	426	4436	427	2.8	4.8																													
ZONE 11	-	-	-	50	-	95	241	99	312	415	42	117	-	-	83	271	156	60	93	40	44	-	-	-	2118	537	1952	543	2.3	6.2																													
ZONE 12	-	-	-	17	59	291	453	298	360	502	427	115	20	30	167	-	32	-	15	-	-	-	-	-	2786	447	2377	446	3.4	6.8																													
SCARBOROUGH	-	-	-	83	452	1437	1658	1138	900	1321	998	284	220	209	468	453	228	60	108	40	44	-	-	-	10101	455	8765	458	2.9	5.7																													
ZONE 13	-	-	1	27	118	667	705	517	432	426	475	299	189	74	185	124	193	25	2	-	-	-	-	-	4459	455	3639	458	2.1	2.8																													
ZONE 14	-	-	20	68	157	953	546	257	111	23	-	-	-	-	107	140	309	69	-	-	-	-	-	349	3109	530	1967	487	1.0	2.0																													
ZONE 15	-	20	22	62	169	324	270	279	121	421	145	261	183	-	-	-	-	-	-	15	-	-	-	-	2292	431	1978	427	4.2	6.0																													
ZONE 16	-	-	-	78	107	606	529	365	666	917	182	-	-	-	-	-	-	-	-	-	-	-	-	-	3450	442	3355	442	2.2	3.5																													
ZONE 17	-	19	32	68	236	407	627	1118	495	461	222	31	25	26	-	-	-	-	-	20	15	-	-	-	3802	415	2507	410	-1.0	3.0																													
NORTH YORK	-	39	55	177	669	1662	3161	2989	1670	2085	1782	773	397	100	292	264	502	94	2	20	30	-	349	17112	454	13446	445	1.7	3.3																														
METRO TORONTO	38	174	498	1215	3417	8613	10374	10332	8411	10500	6042	3411	2068	1365	1841	2616	1661	918	664	208	310	476	786	75938	461	60096	460	3.2	4.9																														
ZONE 18	-	14	19	153	182	506	1077	1279	446	315	117	65	41	26	15	7	66	20	-	40	40	40	46	4514	431	4100	418	0.7	3.7																														
ZONE 19	-	-	-	15	42	61	45	39	-	-	100	149	122	36	36	365	459	-	24	-	-	-	-	-	4514	431	1388	576	2.9	7.9																													
ZONE 20	-	-	-	40	149	353	415	450	350	264	141	267	142	49	-	387	348	187	12	21	38	17	-	3630	499	3007	474	3.2	6.5																														
MISSISSAUGA	-	14	19	208	373	920	1537	1768	796	579	358	481	305	111	51	759	873	207	36	61	78	57	46	9637	479	8495	464	2.0	5.5																														
ZONE 21	5	12	17	16	234	354	432	204	52	25	17	-	330	244	-	-	-	-	-	-	-	-	-	-	1942	428	1900	428	1.3	4.3																													
ZONE 22	-	-	-	-	-	70	15	28	20	62	-	-	186	46	486	10	1	49	-	-	-	-	-	-	973	577	468	601	0.2	4.7																													
BRAMPTON	5	12	17	16	234	424	447	232	72	87	17	-	330	430	46	486	10	1	49	-	-	-	-	-	2915	477	2368	462	1.0	4.4																													
ZONE 23	-	9	15	44	128	254	171	155	75	8	117	82	30	51	23	32	-	-	-	14	14	14	-	-	1236	434	1109	435	2.5	6.1																													
ZONE 24	-	-	-	-	-	-	5	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	428	6	417	4.2	5.4																													
ZONE 25	-	2	25	7	92	73	109	45	29	-	-	-	11	14	94	-	-	-	-	-	-	-	-	-	501	446	372	466	2.8	5.4																													
ZONE 26	7	3	-	8	34	84	59	71	54	6	31	24	59	-	-	-	-	-	-	-	-	-	-	-	440	419	416	423	2.3	5.6																													
ZONE 27	-	-	-	-	112	154	55	41	33	5	7	7	-	-	-	-	-	-	-	-	-	-	-	-	414	376	263	373	-1.9	2.1																													
ZONE 28	-	-	-	21	25	26	16	-	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	92	353	88	348	-1.2	-1.5																													
TOTAL AREA	50	212	551	1537	4330	10567	12732	12173	9495	11217	6572	4005	2792	1968	1975	3987	2544	1126	749	283	402	547	832	91186	462	73213	460	2.9	5.0																														

PER CENT  
DISTRIBUTION

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE





THREE BEDROOM UNITS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE																SUBSAMPLE		
	TOTAL AVG UNITS RENT																TOTAL AVG UNITS RENT	PCI CHANGE	6 MO 12 MO
250	299	349	374	399	424	449	474	499	524	549	574	599	624	649	674	699	724	749	774
0	275	325	350	375	400	425	450	475	500	525	550	575	600	625	650	675	700	725	750
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NORTH YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
METRO TORONTO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BRAMPTON	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PER CENT DISTRIBUTION  
NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

UNITS WITH 4 OR MORE BEDROOMS  
RENTAL RANGES IN THE SAMPLE OF PRIVATELY INITIATED  
APARTMENT STRUCTURES OF SIX UNITS AND OVER  
(OCTOBER 1986)

TORONTO CENSUS METROPOLITAN AREA

ACTUAL DISTRIBUTION OF APARTMENTS BY RENTAL RANGE IN DOLLARS

	TOTAL SAMPLE												SUBSAMPLE		
	TOTAL AVG UNITS RENT												TOTAL AVG UNITS RENT	PCT CHANGE 6 MO 12 MO	
250 574 549 574 599 649 699 779 849 899 999	0 500 525 550 575 600 650 700 750 800 850 900 1000														
ZONE 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TORONTO CITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 6	1	1	1	1	1	-	-	-	-	-	-	-	4	550	-10.2 -18.5
ZONE 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ETOBICOKE	1	1	1	1	1	-	-	-	-	-	-	-	4	550	-10.2 -18.5
ZONE 8 YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 9 EAST YORK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 12	1	-	-	-	-	-	-	-	-	-	-	-	1	225	-64.0 -14.3
ZONE 13	1	-	-	-	-	-	-	-	-	-	-	-	1	225	-64.0 -14.3
SCARBOROUGH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 14	-	-	-	-	-	-	-	-	-	-	-	-	4	538	11.7 4.9
ZONE 15	-	-	-	-	-	-	-	-	-	-	-	-	3	1100	-
ZONE 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 17	-	-	-	-	-	-	-	-	-	-	-	-	15	775	6.9 6.9
NORTH YORK	-	-	-	-	-	-	-	-	-	-	-	-	1	563	-10.0 -4.3
ZONE 18	-	-	-	-	-	-	-	-	-	-	-	-	23	767	5.5 4.9
ZONE 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISSISSAUGA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 22	-	-	-	-	-	-	-	-	-	-	-	-	31	775	6.9 6.9
BRAMPTON	-	-	-	-	-	-	-	-	-	-	-	-	31	775	6.9 6.9
ZONE 23 OAKVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 25 RICHMOND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 27 MARKHAM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZONE 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AREA	2	1	5	3	24	4	8	47	1	1	2	42	140	811	59 747 0.6 4.3
PER CENT DISTRIBUTION	2	1	4	2	18	3	6	30	1	1	1	32			

NOTE: SEE NOTES REGARDING SAMPLE AND SUBSAMPLE ON COVERING PAGE

TORONTO CMA ZONE BOUNDARIES  
(OCTOBER 1983 AND ONWARD)

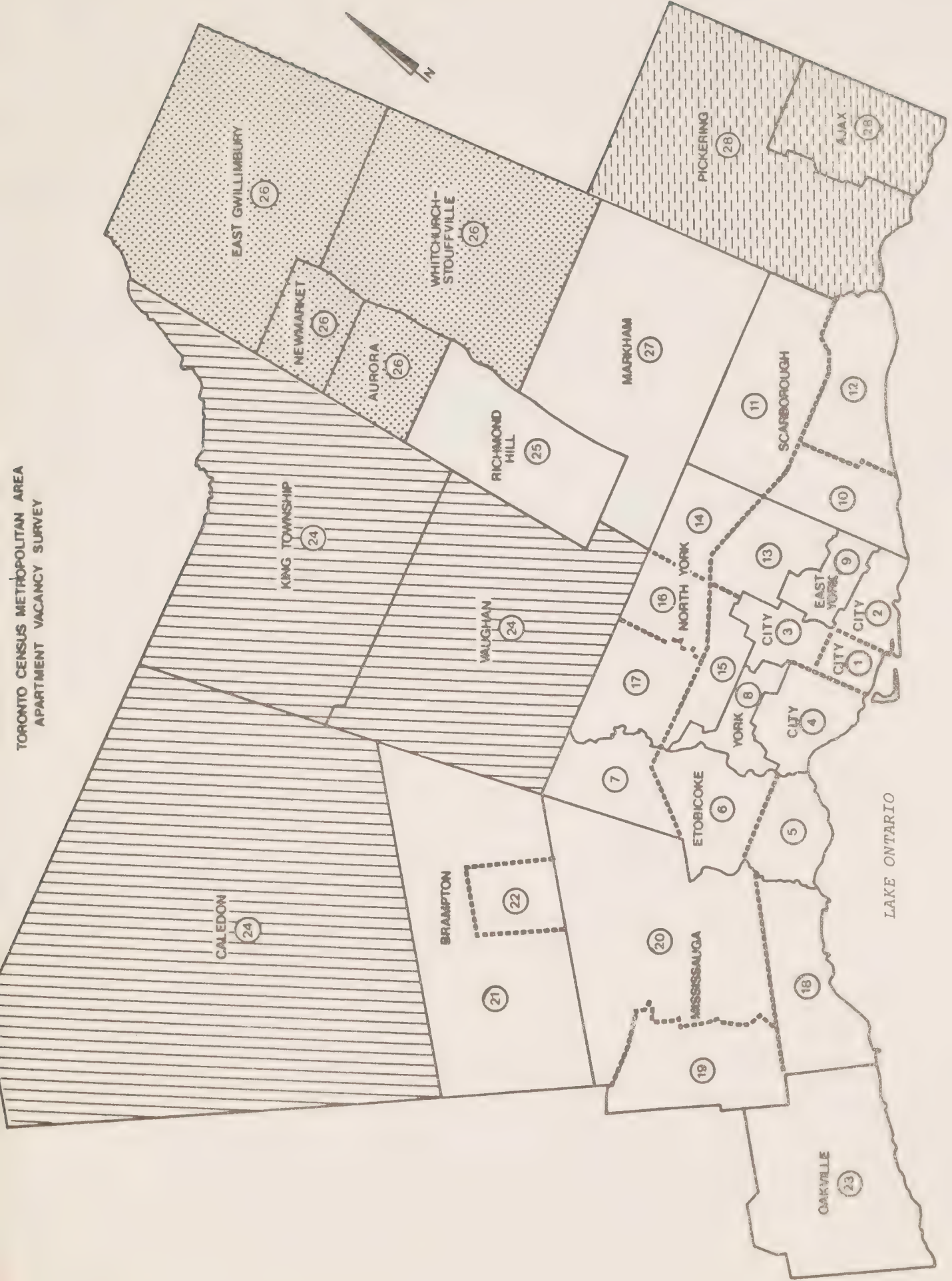
<u>ZONE</u>	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>	<u>C/T</u>
1 TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39 59-68,86-92
2 TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3 TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. East Side)	117-142
4 TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5 ETOBICOKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6 ETOBICOKE-CENTRAL	Highway 401	Humber River	Bloor St.	Etobicoke Creek	221-243
7 ETOBICOKE-NORTH	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8 BOROUGH OF YORK					150-176
9 EAST YORK					180-196
10 SCARBOROUGH-CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11 SCARBOROUGH-NORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12 SCARBOROUGH-EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368,802
13 NORTH YORK-SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14 NORTH YORK-NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15 NORTH YORK-SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16 NORTH YORK-NORTH CENTRAL	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17 NORTH YORK-NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18 MISSISSAUGA-SOUTH	Dundas St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19 MISSISSAUGA-NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20 MISSISSAUGA-NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21 BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22 BRAMPTON-EAST	Hwy. # 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564
23 OAKVILLE					600-615
24 VAUGHAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25 RICHMOND HILL					420-424
26 AURORA NEWMARKET WHITCHURCH- STOUFFVILLE EAST GWILLIMBURY					440-442 450-452 430-431 455-456
27 MARKHAM					400-403
28 AJAX * PICKERING *					800, 801, 803-807, 810- 812, 820

\* Tracts Exclusively in Ajax 810-812  
Tracts Exclusively in Pickering 800, 801, 803, 804 & 807  
Tracts 805, 806 & 820 cross the Ajax/Pickering political boundary





TORONTO CENSUS METROPOLITAN AREA  
APARTMENT VACANCY SURVEY





241  
MH  
- 21

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Canada Mortgage  
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Société canadienne  
d'hypothèques et  
de logement



# RENTAL MARKET SURVEY



Toronto C.M.A.  
APRIL 1987







August 1987

RE: CMHC RENTAL MARKET SURVEY  
TORONTO CMA  
APRIL 1987

We are pleased to provide you with the results of CMHC's semi-annual rental market survey for the Toronto Census Metropolitan Area.

In addition to the traditional universe of apartment buildings containing six or more self-contained units, the April, 1987, survey included rental apartment buildings of three to five units and row rental projects. As well, this survey extended coverage to a number of smaller centres in Ontario not previously surveyed.

Information was obtained through interviews with apartment owners and/or building superintendants, to whom we extend our thanks and appreciation. Without their co-operation, the report would not have been possible.

In addition to vacancy information, we also collected data on rents charged for both occupied and vacant units. Because of the extensive changes to the survey, we were forced to redesign most of the tables in the report. We hope the new format will be useful.

Should you have any questions about the survey, or wish information that is not in the tables, please contact Irwin Lithwick at (416-) 781-2451.

C.K. Holder  
Manager  
Toronto Branch



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NOTE: Beginning with the April, 1987, Apartment Vacancy Survey, now called the "Rental Market Survey System (RMSS)", there was a major change in structure, sampling and data manipulation. These changes are briefly described in the appendix to this report; for a more detailed explanation, please call the Market Analysis Division, Toronto Branch.

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto CMA was 0.1% in April, 1987. The inclusion of apartment units in projects of 3 to 5 units and of rental row units had the effect of slightly raising the overall vacancy rate to 0.2%, as the rate was higher for the former and lower for the latter. In the public sector, the vacancy rate was 0.2%

Table 1  
VACANCY RATE BY PROJECT TYPE AND SIZE  
TORONTO CMA  
April 1987

	APARTMENT			ROW			TOTAL
	Size of Universe	# Vacant	Vacancy Rate	Size of Universe	# Vacant	Vacancy Rate	Vacancy Rate
PRIVATE							
No. of Units in Project							
3 - 5	11,432	68	0.6	19	0	0.0	0.6
6 -99	116,256	276	0.2	5645	13	0.2	0.2
100 +	176,578	142	0.1	4267	2	0.0	0.1
TOTAL PRIVATE	304,266	486	0.2	9,931	15	0.2	0.2
TOTAL PUBLIC	80,353	167	0.2	6,543	4	0.1	0.2
OVERALL TOTAL	384,619	653	0.2	16,474	19	0.1	0.2

Compared to previous surveys, the vacancy rate for privately initiated projects of 6 or more units remains very low.

TABLE 2  
VACANCY RATE - HISTORICAL COMPARISON  
Apartment Projects, 6 or more Units  
Toronto CMA

Survey Date	Vacancy Rate
1982 -April	0.4
-Oct.	0.7
1983 -April	1.2
-Oct.	1.0
1984 -April	0.8
-Oct.	0.6
1985 -April	0.5
-Oct.	0.4
1986 -April	0.3
-Oct.	0.1
1987 -April	0.1

In terms of bedroom type, vacancy rates were highest for bachelor units and lowest for 1 and 3 bedroom units. This is consistent with experience in previous surveys, though the difference was not as great in the October 1986 survey. The major reason for the increase in vacancies among bachelor units is the slow rent-up in a small number of recently completed rental projects geared toward the elderly, projects with high rents and with a significant amenity package.

Table 3  
VACANCY RATE - BY BEDROOM TYPE  
Toronto CMA

Survey Date	Bachelor	One Bed.	Two Bed.	Three+ Bed.
1985- April	0.9	0.3	0.3	0.4
Oct.	0.6	0.2	0.2	0.2
1986 -April	0.5	0.3	0.3	0.3
Oct.	0.2	0.1	0.1	0.1
1987 -April	0.4	0.1	0.2	0.1

The main factors explaining the persistent low vacancy rate in the Toronto CMA are:

- the strong demand generated by a strong economy,
- the lack of new completions of rental projects, and
- the demographic composition of the Toronto CMA.

#### STRONG DEMAND

According to Statistics Canada, there were a total of 122,921 in-migrants from other provinces to the province of Ontario in 1986, while only 78,709 people left the province, leaving a net gain of 44,212. The vast majority of these people came to the Toronto-centred area, as did a large number of migrants from northern Ontario and from abroad. Most of these people are attracted by the large and growing number of jobs in the region, with unemployment rates constantly declining despite the increase in population; in June, the unemployment rate in Toronto stood at 5.4%, while the Canadian average was 8.5%. In-migrants frequently look to the rental market until they have the opportunity to build up some equity and become better acquainted with the city.

A second important factor was pent-up demand. During the period 1981-86, household formation among those aged 15-24 was significantly lower than in the previous decade. It is likely that, with the current economic prosperity, many persons in the younger age groups were again able to establish their own household.

#### NEW RENTALS

During the period from October 1986 to April 1987, there were only 763 new rental units completed in private rental projects in the Toronto CMA. Of these, 458 were subsidized under the federal-provincial CORSP program and a further 133 were self-contained units in projects geared to the elderly. Although the province had initiated a major rental stimulation program, RENTERPRISE, to encourage rental production, no units have been completed to date, and only 144 are currently under construction. The outlook for the next few months is more optimistic, with almost 2000 units in rental projects under construction. Many of these are in projects that are being marketed to investors, though it is not clear how the new tax proposals will affect these or other rental tax shelter projects.



These statistics omit the large number of condominium units currently under construction, recently completed or planned. Because it is extremely difficult and time-consuming to survey all condominium projects to determine how many units in each project are being rented or are available for rent, our survey does not include condominium projects in which at least one unit is owner-occupied. However, based on a sample survey of recently completed condominium projects, approximately 30% of units are owned by investors and are being put onto the rental market. With over 11,000 condo units currently under construction, and a further ten to fifteen thousand units in the advanced planning stages, this would mean an addition of approximately 8,000 rental units. This will have a major impact on the overall vacancy situation in the Toronto area.

Moreover, construction of owner-occupancy units, whether single detached, semi, row or apartment, will affect the rental situation as well, as many of the buyers are renters moving out of their current dwelling. The difficulty in forecasting what will happen to the rental market is being able to estimate what will be the balance between new demand, as generated by migration, undoubling and new household formation on the one hand, and changes in supply, mainly through new construction, on the other hand.

#### TORONTO'S DEMOGRAPHY

Toronto traditionally has had a large proportion of its population in the groups that traditionally are renters: elderly, young, and households without children.

Table 4  
POPULATION  
by selected characteristics  
1981 (CENSUS)  
TORONTO CMA

	Number	% of Total
<hr/>		
INDIVIDUALS		
Total	2,998,947	100
Single, 15+	678,320	23
Widowed/Divorced	213,535	7
Over 65	273,435	9
Single Person Household	225,560	7
FAMILIES		
Total	785,395	100
Single Parent	92,575	12
No Children	249,990	32

In recent years, the aging of the baby boom has resulted in fewer young singles; at the same time, the number of seniors has also grown, though in absolute terms, slower than the decline in younger persons. As a result, the overall demand for rental housing from these traditional groups has probably fallen. Moreover, many seniors are relatively asset-rich, and have been attracted to the condominium market, reducing further the demand for rental accommodation.

# RENT LEVELS

Average rents in the Toronto CMA rose by approximately 1.9% since the last survey; these results apply only to apartment units in projects of 6 or more units, since we had not surveyed other projects previously. On average, rents in post-1976 projects, ie, projects which had not been subject to rent regulation prior to the 1986 revision, increased two percentage points faster than rents in units that had been subject to regulation.

Table 5  
AVERAGE RENT INCREASE  
Toronto CMA  
Projects with 6+ Units  
By Year of Construction

	Six Month % Increase			Twelve Month % Increase		
	Pre-1976	Post-1975	Total	Pre-1976	Post-1975	Total
Bachelor	2.0	2.7	2.1	4.6 (8635)	6.2 (2061)	4.9 (10696)
One-Bed.	0.7	3.3	1.1	4.0 (54939)	5.7 (6841)	4.3 (61780)
Two-Bed.	1.8	3.5	2.4	4.7 (54012)	6.7 (11938)	5.1 (65950)
Three-Bed.	2.4	3.5	2.8	5.7 (11069)	6.5 (4106)	6.0 (15175)
Total	1.4	3.4	1.9	4.5	6.4	4.9

Note: Figure in brackets is number of units for which we have observations for each of the last three surveys.

Rents vary significantly across the CMA, depending upon location, amenities, quality of construction etc. The following table gives averages based upon the sample, and therefore should be used with caution. Because of difficulty in identifying year of construction for row and apartment units in projects of 3-5 units, only the total is given for the latter categories. In general, rent does not vary significantly with type of structure.

Table 6  
AVERAGE RENTS  
by Unit and Structure Type  
Toronto CMA  
April 1987

	APARTMENTS. 6 or more Units			Apt. 3-5	Row
	Built Before 1976	Built After 1975	Total	Total	Total
Bachelor	363	477	392	375	335
One Bed	459	613	465	477	580
Two Bed	524	701	563	615	566
Three Bed	651	761	685	663	652
Four Bed	956	na	956	1100	na

Although there are not a large number of vacant units, those that were available tended to rent at rents significantly higher than the average rents cited above.

Table 7  
AVERAGE RENTS FOR VACANT UNITS  
TORONTO CMA  
APRIL 1987

	Average Rent
Bachelor	616
One Bed	863
Two Bed	987
Three Bed	n.a.

#### OUTLOOK

Our expectation is that vacancies will continue to increase over the next 12 months. While the Ontario economy will likely continue to be strong, the high cost of housing in Toronto, combined with improved economic conditions in Alberta and British Columbia will result in decreased migration. At the same time, the increased stock of new housing in Toronto, particularly condominium units, will reduce the pressure on the existing stock of rentals. Although many projects in the past were able to maintain full occupancy without providing adequate maintenance, the new rent regulation provisions which make maintenance more economically viable, and the possibility of vacancies, will force owners to either improve the project or sell.

Table 7  
APARTMENT VACANCY SURVEY, APRIL 1987  
REGULAR PRIVATE UNIVERSE  
All Units

Zone	Location	Total Universe				Vacancy Rate			
		Apts. 6+	Apts 3-5	Row Housing	Total Private Units	Apts 6+	Apts 3-5	Row Units	All Units
1	-Central	30,464	1163	81	31,708	0.3	1.0		0.4
2	-East	5,211	1094		6,305	0.4	0.2		0.3
3	-North	30,074	1802	571	32,447	0.3	1.1		0.3
4	-West	20,194	2138	150	22,482	0.3	0.8	7.3	0.4
	TORONTO CITY	85,943	6197	802	92,942	0.3	0.8	1.4	0.4
5	-South	9,669	1158	335	11,162	0.0	0.3		0.0
6	-Central	15,065	94	412	15,571	0.0			0.0
7	-North	5,245	60	624	5,929	0.1			0.1
	ETOBICOKE	29,979	1312	1371	32,662	0.0	0.2		0.0
8	YORK CITY	16,416	1773	108	18,297	0.3	0.2		0.3
9	EAST YORK	18,071	205	29	18,305	0.1	0.5		0.1
10	-Southwest	13,750	238	506	14,494	0.0	0.8		0.0
11	-North	7,210		169	7,379	0.0			0.0
12	-East	9,418	81	439	9,938	0.0			0.0
	SCARBOROUGH	30,378	319	1146	31,843	0.0	0.6		0.0
13	-Southwest	17,913	59	1424	19,396	0.0	1.7		0.0
14	-Northeast	11,822	63	1123	13,008	0.0			0.0
15	-Southwest	9,870	454		10,324	0.0			0.0
16	-North Central	11,872	221	60	12,153	0.0	0.5		0.0
17	-Northwest	13,265	93	573	13,931	0.0			0.0
	NORTH YORK	64,742	890	3180	68,812	0.0	0.2		0.0
18	-South	11,725	168	157	12,050	0.2			0.2
19	-Northwest	4,132	4	1095	5,231	0.0		0.2	0.1
20	-Northeast	11,989		980	12,969	0.2		0.2	0.2
	MISSISSAUGA	27,846	172	2232	30,250	0.2		0.2	0.2
21	-West	4,901	150	400	5,451	0.1	3.3		0.2
22	-Central	3,771		202	3,973	0.1			0.1
	BRAMPTON	8,672	150	602	9,424	0.1	3.3		0.1
23	OAKVILLE	4,476	94	239	4,809	0.3			0.2
24	-West	114	3		117	0.0			0.0
25	-Richmond Hill	1,645	105		1,750	0.0			0.0
26	-North	1,306	174	171	1,651	0.0			0.0
27	-Markham	1,058			1,058	0.0			0.0
	YORK REGION	4,123	282	171	4,576	0.0			0.0
28	AJAX-PICKERING	2,188	38	51	2,277	0.0			0.0
	TOTAL CMA	292,834	11432	9931	314,197	0.1	0.6	0.1	0.2



Table 8  
REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
BACHELOR UNITS

Zone	Location	Vacancy	Rate		No. of Vacant Units	Size of Universe	Average Rent	12 Mo. Percent Increase		
		April 1986	Oct. 1986	April 1987				April 1986	Oct. 1986	April 1987
1	-Central	0.6	0.3	1.0	84	8,275	422	5.4	6.1	6.0
2	-East	0.8	0.2	0.6	6	1,033	355	7.5	-2.4	6.3
3	-North	0.1	0.0	0.1	4	5,696	396	4.7	3.9	2.3
4	-West	1.3	0.4	0.3	16	4,831	395	11.4	8.1	7.5
	TORONTO CITY	0.6	0.2	0.5	110	19,835	405	6.8	5.5	5.5
5	-South	0.0	0.0	0.0	0	775	301	2.3	9.9	11.9
6	-Central	0.0	0.0	0.0	0	68	336	-0.9	2.4	-3.0
7	-North	0.0	0.0	0.0	0	17	337	-15.9	3.1	8.2
	ETOBICOKE	0.0	0.0	0.0	0	860	308	1.3	7.1	8.9
8	YORK CITY	0.2	0.0	0.0	0	1,547	337	6.3	1.3	0.6
9	EAST YORK	0.0	0.0	0.2	2	1,152	359	4.5	3.1	2.0
10	-Southwest	0.0	0.6	0.0	0	323	351	4.3	5.8	2.7
11	-North	0.0	0.0	0.0	0	74	379	15.5	7.9	2.4
12	-East	0.0	0.0	0.0	0	98	370	5.2	3.7	3.4
	SCARBOROUGH	0.0	0.4	0.0	0	485	362	7.0	5.8	2.6
13	-Southwest	0.0	0.0	0.0	0	230	371	5.0	2.5	-3.9
14	-Northeast	0.0	0.0	0.0	0	211	465	-1.7	3.3	-4.5
15	-Southwest	0.0	0.3	0.0	0	306	367	10.8	8.2	8.2
16	-North Central	0.6	0.0	0.0	0	177	361	5.8	5.5	4.3
17	-Northwest	0.0	1.7	0.0	0	208	377	0.2	1.2	7.5
	NORTH YORK	0.1	0.4	0.0	0	1,132	393	3.2	4.3	1.3
18	-South	0.0	0.3	0.0	0	371	346	8.4	2.3	5.8
19	-Northwest	0.0	0.0	0.0	0	38	410	5.9	11.3	10.3
20	-Northeast	0.4	1.6	0.0	0	232	322	1.2	5.8	4.9
	MISSISSAUGA	0.2	0.8	0.0	0	641	344	5.3	3.7	5.8
21	-West	0.0	0.0	0.0	0	151	354	3.1	1.9	4.4
22	-Central	1.4	2.9	0.0	0	68	413	14.0	2.4	-1.4
	BRAMPTON	0.6	1.1	0.0	0	219	373	8.0	2.1	1.7
23	OAKVILLE	0.0	0.0	1.5	2	136	311	5.7	2.4	1.3
24	-West	0.0	0.0	0.0	0	6		0.0	0.0	0.0
25	-Richmond Hill	0.0	0.0	0.0	0	84	368	1.5	11.8	10.2
26	-North	0.0	1.9	0.0	0	61	279	13.7	4.2	1.9
27	-Markham	0.0	0.0	0.0	0	11	309	0.0	4.6	0.0
	YORK REGION	0.0	0.8	0.0	0	162	332	0.0	0.0	6.0
28	AJAX-PICKERING	0.0	0.0	0.0	0	4		0.0	0.0	5.7
	TOTAL CMA	0.5	0.2	0.4	114	26,173	392	6.2	5.1	4.9

Table 9  
REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
ONE BEDROOM UNITS

Zone	Location	Vacancy	Rate		No. of Vacant Units	Size of Universe	Average Rent	12 Mo. Percent Increase		
		April 1986	Oct. 1986	April 1987				April 1986	Oct. 1986	April 1987
1	-Central	0.5	0.1	0.1	15	14,868	543	5.1	7.2	7.4
2	-East	0.3	0.1	0.1	4	2,873	417	5.8	4.6	8.3
3	-North	0.1	0.0	0.3	41	15,185	477	2.1	6.9	3.1
4	-West	0.7	0.4	0.2	21	10,361	477	9.1	2.8	3.5
	TORONTO CITY	0.4	0.2	0.2	81	43,287	499	5.1	6.0	5.5
5	-South	0.0	0.1	0.0	0	4,043	365	1.2	5.4	5.3
6	-Central	0.0	0.1	0.0	0	4,317	448	2.3	4.6	1.1
7	-North	0.0	0.0	0.1	1	760	446	5.0	3.5	3.2
	ETOBICOKE	0.0	0.1	0.0	1	9,120	420	2.1	4.7	2.4
8	YORK CITY	0.2	0.0	0.1	8	8,354	435	6.8	3.8	4.1
9	EAST YORK	0.1	0.0	0.0	2	9,650	424	3.5	3.5	2.9
10	-Southwest	0.1	0.1	0.0	0	6,181	414	3.1	4.8	4.8
11	-North	0.0	0.0	0.0	0	2,277	531	5.9	6.2	1.9
12	-East	0.1	0.1	0.0	1	2,827	441	8.1	6.8	4.5
	SCARBOROUGH	0.1	0.1	0.0	1	11,285	450	5.4	5.7	3.9
13	-Southwest	0.1	0.2	0.0	1	6,450	442	2.8	2.8	0.9
14	-Northeast	0.0	0.0	0.0	0	3,681	497	3.9	2.0	2.8
15	-Southwest	0.0	0.1	0.1	2	3,985	438	9.3	6.0	7.3
16	-North Central	0.0	0.1	0.0	0	4,284	457	6.5	3.5	4.1
17	-Northwest	0.1	0.1	0.0	0	4,783	426	5.1	3.0	1.5
	NORTH YORK	0.1	0.1	0.0	3	23,183	449	5.1	3.3	3.0
18	-South	0.3	0.2	0.0	0	4,773	425	4.0	3.7	4.7
19	-Northwest	0.7	0.2	0.0	0	1,495	533	9.2	7.9	8.0
20	-Northeast	2.0	0.3	0.1	5	3,739	517	6.8	6.5	6.5
	MISSISSAUGA	1.0	0.2	0.0	5	10,007	471	6.1	5.5	5.6
21	-West	0.0	0.2	0.0	0	2,000	459	4.3	4.3	3.3
22	-Central	1.0	0.7	0.0	0	963	587	7.4	4.7	6.3
	BRAMPTON	0.3	0.4	0.0	0	2,963	509	5.2	4.4	4.2
23	OAKVILLE	0.1	0.4	0.3	4	1,355	444	5.7	6.1	4.9
24	-West	0.0	0.0	0.0	0	33	403	3.9	6.4	0.5
25	-Richmond Hill	0.0	0.2	0.0	0	613	446	11.9	5.4	3.6
26	-North	0.0	0.0	0.0	0	536	422	9.8	5.6	6.1
27	-Markham	0.7	1.0	0.0	0	422	404	3.3	2.1	4.2
	YORK REGION	0.2	0.3	0.0	0	1,604	425			4.6
28	AJAX-PICKERING	0.0	0.0	0.0	0	232	368	3.2	-1.5	2.3
	TOTAL CMA	0.3	0.1	0.1	105	121,040	465	5.0	5.0	4.3

Table 10  
REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
TWO BEDROOM UNITS

Zone	Location	Vacancy	Rate		No. of Vacant Units	Size of Universe	Average Rent	12 Mo. Percent Increase		
		April 1986	Oct. 1986	April 1987				April 1986	Oct. 1986	April 1987
1	-Central	0.5	0.2	0.0	3	6,616	708	9.2	3.0	3.1
2	-East	0.0	0.0	0.8	10	1,181	511	3.7	7.5	5.1
3	-North	0.0	0.0	0.5	37	8,074	650	5.2	4.5	10.3
4	-West	1.4	0.9	0.6	26	4,449	617	11.2	3.4	10.9
	TORONTO CITY	0.4	0.3	0.4	76	20,320	657	8.0	3.7	7.2
5	-South	0.0	0.0	0.0	0	4,551	443	0.1	6.9	6.5
6	-Central	0.0	0.0	0.0	0	8,106	549	3.7	3.7	-0.2
7	-North	0.1	0.1	0.0	1	3,033	550	4.2	5.7	1.6
	ETOBICOKE	0.0	0.0	0.0	1	15,690	527	3.1	4.6	1.2
8	YORK CITY	0.0	0.0	0.8	48	5,782	544	6.8		3.5
9	EAST YORK	0.0	0.1	0.1	7	6,150	521	5.0	3.8	3.7
10	-Southwest	0.0	0.0	0.0	2	6,372	516	5.0	7.0	6.9
11	-North	0.1	0.1	0.0	1	3,989	644	4.6	8.5	5.3
12	-East	0.1	0.1	0.0	0	5,188	507	7.9	5.7	2.8
	SCARBOROUGH	0.1	0.1	0.0	3	15,549	552	6.0	7.0	5.1
13	-Southwest	0.1	0.0	0.0	0	8,853	518	1.3	0.6	2.5
14	-Northeast	0.0	0.0	0.0	0	5,734	631	6.1	4.4	4.6
15	-Southwest	0.2	0.2	0.0	0	4,656	514	8.3	3.5	5.9
16	-North Central	0.1	0.1	0.0	0	5,713	563	5.9	5.0	12.9
17	-Northwest	0.3	0.0	0.0	0	6,585	491	6.2	1.8	1.4
	NORTH YORK	0.1	0.1	0.0	0	31,541	541	4.9	2.9	5.5
18	-South	0.8	0.2	0.4	20	5,655	495	3.2	4.4	5.3
19	-Northwest	2.4	0.2	0.1	2	2,105	621	12.0	9.9	9.3
20	-Northeast	0.6	0.2	0.2	12	6,603	620	7.5	7.0	6.8
	MISSISSAUGA	0.9	0.2	0.2	34	14,363	569	7.0	6.6	6.6
21	-West	0.2	0.3	0.2	5	2,620	564	3.5	4.3	7.6
22	-Central	2.7	0.5	0.1	2	2,077	682	6.3	6.1	5.7
	BRAMPTON	1.3	0.4	0.1	7	4,697	621	4.7	5.1	6.6
23	OAKVILLE	0.2	0.2	0.2	4	2,497	545	11.1	5.9	3.4
24	-West	2.3	0.0	0.0	0	68	478	0.4	4.5	2.4
25	-Richmond Hill	0.0	0.0	0.0	0	858	469	8.3	6.2	-12.0
26	-North	0.2	0.0	0.0	0	661	494	6.7	7.4	5.4
27	-Markham	0.2	0.2	0.0	0	575	452	2.8	2.7	4.4
	YORK REGION	0.2	0.1	0.0	0	2,162	470			-1.7
28	AJAX-PICKERING	0.1	0.1	0.1	1	932	534	10.2	8.5	3.7
	TOTAL CMA	0.3	0.1	0.2	181	119,683	563	5.9	4.7	5.1

Table 11  
REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
THREE BEDROOM UNITS

Zone	Location	Vacancy	Rate		No. of Vacant Units	Size of Universe	Average Rent	12 Mo. Percent Increase		
		April 1986	Oct. 1986	April 1987				April 1986	Oct. 1986	April 1987
1	-Central	0.1	0.1	0.0	0	705	1028	16.8	2.2	13.3
2	-East	0.0	0.0	0.0	0	124	669	21.8	17.1	-8.4
3	-North	0.0	0.0	0.2	2	1,119	970	12.1	11.1	21.1
4	-West	0.0	0.0	0.0	0	553	738	4.0		8.0
	TORONTO CITY	0.0	0.0	0.1	2	2,501	934	12.4	5.9	15.8
5	-South	0.0	0.0	0.0	0	300	549	1.5	7.9	1.0
6	-Central	0.0	0.0	0.0	0	2,574	690	10.1	6.4	7.0
7	-North	0.1	0.1	0.2	3	1,435	660	7.1	6.3	4.7
	ETOBICOKE	0.0	0.0	0.1	3	4,309	673	8.8	6.4	6.2
8	YORK CITY	0.0	0.3	0.0	0	733	720	13.5	1.6	11.8
9	EAST YORK	0.1	0.0	0.0	0	1,119	745	6.0	5.3	9.1
10	-Southwest	0.0	0.0	0.0	0	874	591	6.6	10.4	7.9
11	-North	0.7	0.3	0.0	0	870	748	4.8	8.5	1.8
12	-East	0.2	0.0	0.2	2	1,305	588	6.7	5.1	3.2
	SCARBOROUGH	0.3	0.1	0.1	2	3,049	638	6.0	7.5	4.0
13	-Southwest	0.0	0.0	0.0	0	2,380	627	2.2	-2.5	6.0
14	-Northeast	0.0	0.0	0.0	0	2,196	752	10.7		2.3
15	-Southwest	0.0	0.0	0.2	2	923	623	3.9	-1.4	7.5
16	-North Central	0.0	0.1	0.0	0	1,698	602	6.1	4.0	1.5
17	-Northwest	0.0	0.1	0.0	0	1,689	572	3.2	4.1	3.4
	NORTH YORK	0.0	0.0	0.0	2	8,886	637	5.4	1.3	3.6
18	-South	2.3	0.0	0.1	1	926	583	6.3	2.2	4.7
19	-Northwest	1.2	0.0	0.0	0	494	696	8.9	11.8	9.6
20	-Northeast	0.6	0.1	0.5	7	1,415	748	11.5	8.5	4.9
	MISSISSAUGA	1.2	0.0	0.3	8	2,835	684	9.6	7.4	5.6
21	-West	0.0	0.0	0.0	0	130	488	1.9	3.1	5.2
22	-Central	2.6	0.9	0.0	0	663	775	6.9	1.7	6.7
	BRAMPTON	2.1	0.8	0.0	0	793	751	6.1	1.9	6.7
23	OAKVILLE	1.2	0.2	0.4	2	488	703	13.1	5.8	7.3
24	-West			0.0	0	7				3.3
25	-Richmond Hill	0.0	1.3	0.0	0	90	690	1.7	7.6	6.3
26	-North	0.0	0.0	0.0	0	48	573	12.4	7.0	8.9
27	-Markham	0.0	0.0	0.0	0	50	516	3.7	4.1	7.5
	YORK REGION	0.0	0.6	0.0	0	195	616			6.9
28	AJAX-PICKERING	0.0	0.0	0.0	0	1,020	668	7.7	4.5	5.2
	TOTAL CMA	0.3	0.1	0.1	19	25,928	685	7.7	4.9	6.0



Table 12  
REGULAR PRIVATE UNIVERSE  
APARTMENTS, 3-5  
April, 1987

Zone Location	Bachelor Units				One Bed. Units				Two Bed. Units				Three+ Bed Units			
	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$
1 -Central	101	3	3.0	399	507	6	1.2	576	490	3	0.6	811	65		0.0	717
2 -East	50		0.0	364	307		0.0	491	642	2	0.3	692	95		0.0	734
3 -North	65		0.0	398	319	2	0.6	542	1248	16	1.3	740	170	2	1.2	858
4 -West	177	5	2.8	369	862	5	0.6	477	850	5	0.6	621	249	2	0.8	693
TORONTO CITY	393	8	2.0	380	1995	13	0.6	513	3230	26	0.8	710	579	4	0.7	743
5 -South	95		0.0	383	345	3	0.9	412	588		0.0	490	130		0.0	630
6 -Central	0				16		0.0	511	58		0.0	570	20		0.0	653
7 -North	1		0.0		2		0.0		53		0.0	426	4		0.0	
ETOBICOKE	96		0.0	383	363	3	0.8	418	699		0.0	494	154		0.0	634
8 YORK CITY	47		0.0	394	338		0.0	432	1100	4	0.4	570	288		0.0	736
9 EAST YORK	11		0.0		76	1	1.3	430	114		0.0	593	4		0.0	
10 -Southwest	8		0.0		46		0.0	423	115	2	1.7	558	69		0.0	558
11 -North	0				0				0				0			
12 -East	0				7		0.0		4		0.0		70		0.0	524
SCARBOROUGH	8		0.0		53		0.0	413	119	2	1.7	556	139		0.0	544
13 -Southwest	0				8		0.0		17		0.0	583	34	1	2.9	738
14 -Northeast	0				8		0.0		42		0.0	503	13		0.0	
15 -Southwest	0				39		0.0		369		0.0	466	46		0.0	
16 -N. Central	10		0.0		44		0.0	403	67		0.0	540	100	1	1.0	652
17 -Northwest	0				9		0.0		51		0.0	575	33		0.0	604
NORTH YORK	10		0.0		108		0.0	407	546		0.0	534	226	2	0.9	644
18 -South	4		0.0		62		0.0	536	74		0.0	527	28		0.0	661
19 -Northwest	1		0.0		3		0.0		0				0			
20 -Northeast	0				0				0				0			
MISSISSAUGA	5		0.0		65		0.0	549	74		0.0	527	28		0.0	661
21 -West	21	4	19.0	352	52	1	1.9	414	40		0.0	533	37		0.0	525
22 -Central	0				0				0				0			
BRAMPTON	21	4	19.0	352	52	1	1.9	414	40		0.0	533	37		0.0	525
23 OAKVILLE	5		0.0		60		0.0	503	29		0.0	469	0			
24 -West	0				0				3		0.0		0			
25 -Richmond H	5		0.0		19		0.0	448	58		0.0	569	23		0.0	582
26 -North	19		0.0	356	71		0.0	444	69		0.0	526	15		0.0	726
27 -Markham	0				0				0				0			
YORK REGION	24		0.0	382	90		0.0	445	130		0.0	545	38		0.0	629
28 AJAX-PICKER.	0				0				38		0.0		0			
TOTAL CMA	620	12	1.9	375	3200	18	0.6	477	6119	32	0.5	615	1493	6	0.5	663

Table 13  
REGULAR PRIVATE UNIVERSE  
ROW HOUSING UNITS  
April, 1987

Zone Location	Bachelor Units				One Bed. Units				Two Bed. Units				Three+ Bed Units			
	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave.* Rent \$
1 -Central	16		0.0		18		0.0		47		0.0	1051	0			
2 -East	0				0				0				0			
3 -North	40		0.0		280		0.0		175		0.0		76		0.0	
4 -West	0				41	5	12.2	959	64	6	9.4	1361	45		0.0	916
TORONTO CITY	56		0.0		339	5	1.5	857	286	6	2.1	1268	121		0.0	916
5 -South	6		0.0		54		0.0	316	71		0.0	493	204		0.0	454
6 -Central	0				0				175		0.0	513	237		0.0	650
7 -North	0				0				147		0.0	509	477		0.0	596
ETOBICOKE	6		0.0		54		0.0	316	393		0.0	509	918		0.0	613
8 YORK CITY	0				0				10		0.0		98		0.0	
9 EAST YORK	0				0		0.0		9		0.0		20		0.0	500
10 -Southwest	0				3				207		0.0	502	328		0.0	614
11 -North	0				0				0				169		0.0	691
12 -East	0				0				0				439		0.0	593
SCARBOROUGH	0				3				207		0.0	502	936		0.0	620
13 -Southwest	99		0.0	352	37		0.0		416		0.0	503	872		0.0	643
14 -Northeast	2		0.0		29		0.0	550	441		0.0	698	651		0.0	676
15 -Southwest	0				0				0				0			
16 -N. Central	0				0				33		0.0	515	27		0.0	535
17 -Northwest	0				0				50		0.0	550	523		0.0	589
NORTH YORK	101		0.0	346	66		0.0	550	940		0.0	584	2073		0.0	629
18 -South	0				0				58		0.0	453	99		0.0	704
19 -Northwest	0				0				53		0.0	550	1042	2	0.2	764
20 -Northeast	1		0.0		33		0.0	448	327		0.0	518	619	2	0.3	712
MISSISSAUGA	1		0.0		33		0.0	448	438		0.0	516	1760	4	0.2	740
21 -West	0				1		0.0		119		0.0	432	280		0.0	706
22 -Central	0				0				22		0.0	461	180		0.0	481
BRAMPTON	0				1		0.0		141		0.0	437	460		0.0	635
23 OAKVILLE	0				0				31		0.0	561	208		0.0	713
24 -West	0				0				0				0			
25 -Richmond H	0				0				0				0			
26 -North	0				22		0.0	481	129		0.0	579	20		0.0	730
27 -Markham	0				0				0				0			
YORK REGION	0				22		0.0	481	129		0.0	579	20		0.0	730
28 AJAX-PICKER.	0				0				51		0.0	443	0			
TOTAL CMA	164		0.0	335	518	5	1.0	580	2635	6	0.2	566	6614	4	0.1	652

\* Based on 3 bedrooms only

Table 14  
REGULAR PUBLIC UNIVERSE  
Row and Apartment  
April, 1987

Zone Location	Bachelor Units				One Bed. Units				Two Bed. Units				Three+ Bed Units				ALL UNITS		
	Size of Univ.	# Vac.	Vac. Rate Apr '87	Vac. Rate Oct '86	Size of Univ.	# Vac.	Vac. Rate Apr '87	Vac. Rate Oct '86	Size of Univ.	# Vac.	Vac. Rate Apr '87	Vac. Rate Oct '86	Size of Univ.	# Vac.	Vac. Rate Apr '87	Vac. Rate Oct '86	Size of Universe	# Vacant	Vac. Rate
1 -Central	2,830	4	0.1	0.3	4,962	2	0.0	0.1	3,300	0.0	0.2		1,548	1	0.1	0.1	12,640	7	0.1
2 -East	1,263	40	3.2	0.2	1,728	44	2.5	0.1	1,088	0.0	0.0		396		0.0	0.0	4,475	84	1.9
3 -North	475		0.0	0.0	234		0.0	0.0	315	0.0	0.0		41		0.0	0.0	1,065	0	0.0
4 -West	1,629	3	0.2	0.4	2,297	31	1.3	0.4	962	0.0	0.9		525		0.0	0.0	5,413	34	0.6
TORONTO CITY	6,197	47	0.8	0.2	9,221	77	0.8	0.2	5,664	0.0	0.3		2,509	1	0.0	0.0	23,591	125	0.5
5 -South	621		0.0	0.0	264		0.0	0.1	86	0.0	0.0		129	1	0.8	0.0	1,100	1	0.1
6 -Central	145		0.0	0.0	1,377		0.0	0.1	1,188	0.0	0.0		407		0.0	0.0	3,117	0	0.0
7 -North	334	3	0.9	0.0	709		0.0	0.0	1,384	0.0	0.1		1,629		0.0	0.1	4,056	3	0.1
ETOBICOKE	1,100	3	0.3	0.0	2,350		0.0	0.1	2,658	0.0	0.0		2,165	1	0.0	0.0	8,273	4	0.0
8 YORK CITY	1,508	2	0.1	0.0	1,787		0.0	0.0	1,181	0.0	0.0		358	1	0.3	0.3	4,834	3	0.1
9 EAST YORK	131		0.0	0.0	1,219		0.0	0.0	404	0.0	0.1		129		0.0	0.0	1,883	0	0.0
10 -Southwest	966		0.0	0.6	2,192		0.0	0.1	2,283	0.0	0.0		871		0.0	0.0	6,312	0	0.0
11 -North	1,033	4	0.4	0.0	1,397	3	0.2	0.0	1,621	2	0.1	0.1	680		0.0	0.3	4,731	9	0.2
12 -East	1,844	2	0.1	0.0	1,903	1	0.1	0.1	3,197	1	0.0	0.1	1,519	2	0.1	0.0	8,463	6	0.1
SCARBOROUGH	3,843	6	0.2	0.4	5,492	4	0.1	0.1	7,101	3	0.0	0.1	3,070	2	0.1	0.1	19,506	15	0.1
13 -Southwest	664	2	0.3	0.0	253		0.0	0.2	440	0.0	0.0		602		0.0	0.0	1,959	2	0.1
14 -Northeast	675	1	0.1	0.0	282		0.0	0.0	299	0.0	0.0		616		0.0	0.0	1,872	1	0.1
15 -Southwest	451	1	0.2	0.3	740		0.0	0.1	1,319	0.0	0.2		941		0.0	0.0	3,451	1	0.0
16 -N. Central	919	1	0.1	0.0	871	2	0.2	0.1	464	0.0	0.1		88		0.0	0.1	2,342	3	0.1
17 -Northwest	1,703	8	0.5	1.7	1,683	1	0.1	0.1	2,993	0.0	0.0		3,078	1	0.0	0.1	9,457	10	0.1
NORTH YORK	4,412	13	0.3	0.4	3,829	3	0.1	0.1	5,515	0.0	0.1		5,325	1	0.0	0.0	19,081	17	0.1
18 -South	29		0.0	0.3	634		0.0	0.2	490	0.0	0.2		295		0.0	0.0	1,448	0	0.0
19 -Northwest	26		0.0	0.0	348		0.0	0.2	179	0.0	0.2		30		0.0	0.0	583	0	0.0
20 -Northeast	22		0.0	1.6	975		0.0	0.3	871	0.0	0.2		334	1	0.3	0.1	2,202	1	0.0
MISSISSAUGA	77		0.0	0.8	1,957		0.0	0.2	1,540	0.0	0.2		659	1	0.2	0.0	4,233	1	0.0
21 -West	40		0.0	0.0	483		0.0	0.2	370	0.0	0.3		137		0.0	0.0	1,030	0	0.0
22 -Central	7		0.0	2.9	349		0.0	0.7	470	0.0	0.5		234		0.0	0.9	1,060	0	0.0
BRAMPTON	47		0.0	1.1	832		0.0	0.4	840	0.0	0.4		371		0.0	0.8	2,090	0	0.0
23 OAKVILLE	40		0.0	0.0	544		0.0	0.4	40	0.0	0.2		59		0.0	0.2	683	0	0.0
24 -West					183	3	1.6	0.0	25	0.0	0.0						208	3	1.4
25 -Richmond H	28		0.0	0.0	238		0.0	0.2	3	0.0	0.0						269	0	0.0
26 -North	78		0.0	1.9	701		0.0	0.0	270	0.0	0.0		35		0.0	0.0	1,084	0	0.0
27 -Markham				0.0	346		0.0	1.0	341	0.0	0.2		36		0.0	0.0	723	0	0.0
YORK REGION	106		0.0	0.8	1,468	3	0.2	0.3	639	0.0	0.1		71		0.0	0.6	2,284	3	0.1
28 AJAX-PICKER.					353	3	0.8	0.0	84	0.0	0.1					0.0	437	3	0.7
TOTAL CMA	17,461	71	0.4	0.2	29,053	90	0.3	0.1	25,666	3	0.0	0.1	14,716	7	0.0	0.1	86,896	171	0.2

Table 15  
VACANCY RATES IN APARTMENT STRUCTURES  
Six Units or More  
Privately Initiated

	1977 April	1978 April	1979 April	1980 April	1981 April	1982 April	1983 April	1984 April	1985 April	1985 Oct.	1986 April	1986 Oct.	1987 April	
Calgary	0.3	0.8	1.6	1.0	0.7	1.8	11.7	13.8	6.9	2.7	3.1	3.9	5.4	Calgary
Chic-Jonquiere	1.1	0.5	2.1	2.2	0.5	2.4	3.5	1.9	1.8	3.2	4.0	9.0	8.9	Chic-Jonquiere
Edmonton	0.2	0.8	3.0	2.8	2.5	3.4	7.5	11.4	7.4	4.4	4.5	4.1	5.5	Edmonton
Halifax	3.0	2.3	3.0	2.6	0.9	0.9	2.1	0.9	0.7	0.6	2.0	2.3	3.9	Halifax
Hamilton	4.3	4.2	3.1	1.6	1.1	0.6	1.2	0.9	0.4	0.4	0.5	0.3	0.3	Hamilton
Kitchener	3.2	2.8	2.6	2.2	1.6	0.9	2.2	0.7	0.4	0.4	0.4	0.2	0.4	Kitchener
London	2.0	2.0	3.8	5.9	3.8	2.5	3.3	2.4	0.9	0.4	0.5	0.7	1.0	London
Montreal	1.4	3.4	4.4	3.5	2.1	1.7	2.6	2.6	2.0	1.6	1.3	1.8	1.7	Montreal
Oshawa	0.8	1.7	2.1	3.0	1.2	0.2	1.3	1.5	0.1	0.1	0.2	0.2	0.1	Oshawa
Ottawa-Hull	2.8	2.1	3.0	4.6	2.4	0.7	0.3	0.3	1.1	1.3	2.3	3.0	3.0	Ottawa-Hull
Quebec	0.8	1.5	3.1	2.8	2.0	1.7	3.7	3.2	1.3	1.5	1.5	3.2	3.0	Quebec
Regina	0.4	2.5	3.6	2.0	1.9	1.0	2.6	3.0	3.9	3.1	5.4	3.4	4.1	Regina
St. Cath-Niag.	1.7	1.7	1.6	2.6	1.9	1.3	3.0	1.0	0.6	0.3	0.7	0.8	1.0	St. Cath-Niag.
Saint John	9.2	8.9	2.7	3.1	3.4	4.9	4.0	4.6	4.3	3.1	5.1	4.8	5.4	Saint John
St. John's	4.4	10.8	7.0	2.2	0.9	7.6	5.1	4.7	3.7	2.0	7.5	4.9	9.1	St. John's
Saskatoon	0.2	1.0	3.7	2.2	1.8	2.1	3.4	4.8	3.5	2.5	5.6	2.8	4.7	Saskatoon
Sudbury	1.2	3.7	11.4	3.4	2.0	0.7	1.9	0.9	1.0	0.6	1.0	0.9	1.1	Sudbury
Thunder Bay	0.2	1.2	1.4	1.5	2.0	1.6	1.3	1.4	0.4	0.6	1.1	2.4	3.1	Thunder Bay
Toronto	1.2	0.9	1.2	1.0	0.4	0.4	1.2	0.8	0.5	0.4	0.3	0.1	0.1	Toronto
Vancouver	1.6	1.5	0.9	0.1	0.1	0.6	2.6	2.4	2.8	2.2	0.9	0.9	2.3	Vancouver
Victoria	3.1	4.4	1.7	0.1	0.1	0.6	2.7	3.7	3.3	1.9	2.4	0.6	1.1	Victoria
Windsor	1.7	0.9	1.5	3.7	8.3	7.0	2.7	1.0	0.7	0.7	0.5	1.0	1.1	Windsor
Winnipeg	1.1	1.6	4.6	4.8	4.3	2.1	1.4	1.0	0.9	0.9	1.1	1.6	2.0	Winnipeg
Average(Weighted)	1.5	2.3	3.0	2.5	1.6	1.4	2.7	2.7	1.9	1.4	1.4	1.6	1.9	Average(Weighted)



## 16 RATES IN APARTMENT STRUCTURES Six Units or More

	Privately Initiated				Publicly Initiated				Public & Private				
	1985	1986	1986	1987	1985	1986	1986	1987	1985	1986	1986	1987	
	April	April	October	April	April	April	October	April	April	April	October	April	
Calgary	6.9	3.1	3.9	5.4	13.1	9.3	8.1	5.0	7.7	3.9	4.4	5.3	Calgary
Chic-Jonquiere	1.8	4.0	9.0	8.9	0.4	0.6	1.6	1.1	1.4	2.9	6.7	6.5	Chic-Jonquiere
Edmonton	7.4	4.5	4.1	5.5	13.2	11.1	9.5	8.2	7.9	5.1	4.6	5.8	Edmonton
Halifax	0.7	2.0	2.3	3.9	0.6	1.6	2.4	2.8	0.7	1.9	2.3	3.8	Halifax
Hamilton	0.4	0.5	0.3	0.3	1.2	2.0	2.2	0.1	0.5	0.7	0.6	0.2	Hamilton
Kitchener	0.4	0.4	0.2	0.4	0.1	0.0	0.1	0.0	0.4	0.4	0.2	0.4	Kitchener
London	0.9	0.5	0.7	1.0	1.2	0.9	0.1	0.2	0.9	0.6	0.6	0.9	London
Montreal	2.0	1.3	1.8	1.7	1.4	1.4	1.8	0.6	1.9	1.3	1.8	1.6	Montreal
Oshawa	0.1	0.2	0.2	0.1	0.1	0.0	0.1	0.0	0.1	0.2	0.2	0.1	Oshawa
Ottawa-Hull	1.1	2.3	3.0	3.0	0.5	0.5	0.3	0.4	1.0	2.0	2.6	2.6	Ottawa-Hull
Quebec	1.3	1.5	3.2	3.0	0.1	0.3	0.3	0.4	1.1	1.3	2.7	2.6	Quebec
Regina	3.9	5.4	3.4	4.1	1.5	0.7	0.5	0.4	3.5	4.6	2.9	3.5	Regina
St. Cath-Niag.	0.6	0.7	0.8	1.0	0.2	0.1	0.2	0.0	0.6	0.6	0.7	0.9	St. Cath-Niag.
Saint John	4.3	5.1	4.8	5.4	2.4	3.3	3.4	3.9	3.8	4.6	4.4	5.0	Saint John
St. John's	3.7	7.5	4.9	9.1	0.2	0.1	0.2	0.7	2.9	5.8	3.9	7.2	St. John's
Saskatoon	3.5	5.6	2.8	4.7	0.7	0.0	0.9	0.2	3.2	5.0	2.6	4.1	Saskatoon
Sudbury	1.0	1.0	0.9	1.1	0.3	0.7	0.2	0.2	0.8	0.9	0.7	0.8	Sudbury
Thunder Bay	0.4	1.1	2.4	3.1	0.0	0.0	0.0	0.1	0.3	0.7	1.6	2.2	Thunder Bay
Toronto	0.5	0.3	0.1	0.1	0.8	0.6	0.1	0.2	0.6	0.4	0.1	0.2	Toronto
Vancouver	2.8	0.9	0.9	2.3	0.8	0.4	0.4	0.9	2.6	0.8	0.9	2.1	Vancouver
Victoria	3.3	2.4	0.6	1.1	0.2	0.9	0.7	0.6	3.0	2.3	0.6	1.0	Victoria
Windsor	0.7	0.5	1.0	1.1	0.7	0.6	0.5	0.6	0.7	0.5	0.8	1.0	Windsor
Winnipeg	0.9	1.1	1.6	2.0	0.6	0.9	1.0	0.8	0.8	1.1	1.5	1.8	Winnipeg
Average(Weighted)	1.9	1.4	1.6	1.9	1.5	1.3	1.2	0.9	1.9	1.4	1.6	1.8	Average(Weighted)

## TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually, covering a sample of rental buildings containing self-contained dwelling units. Since 1974, the survey has been conducted in the first two weeks of April and October of each year; prior to then it was conducted in Dec. and June.

In April, 1987, an enhanced National Rental Market Survey System (RMSS) was implemented by CMHC. This new system expanded coverage to all centres having a population of 10,000 persons or more within Ontario. In April, 57 centres were surveyed in Ontario, compared to 24 centres in the October 1986 survey. The total Ontario rental vacancy rate for the private universe in buildings containing 6 or more units was 0.7% in April, 1987, compared to 0.6% in October, 1986. In part this increase resulted from expanded coverage. In the 24 centres previously surveyed, the vacancy rate remained at 0.6%.

The survey was also extended to include row housing projects as well as apartment projects of three to five units. Until April, the survey had been restricted to apartment projects with at least 6 units. To produce this extended universe, a computer tape was purchased from the assessment division of the provincial Ministry of Revenue. In order to verify the data from the Ministry files, virtually all row and apartment projects of 3 to 5 units were enumerated. In the next survey, only a sample will be drawn.

Table A1: RMSS UNIVERSE and SAMPLE  
Toronto CMA  
April 1987

	No. of Units		No. of Projects	
	Estimated Universe	Sample	Estimated Universe	Sample
Apartments	304,288	242,493	8605	4812
Row	9,931	8,215	202	166

A third major change involved redesigning the questionnaire instrument itself. The entire format was redrawn, with new questions being asked and other questions being revised. A copy of the new questionnaire appears as figure 1. Enumeration was performed by 84 enumerators, each of whom went out to an average of 100 projects. They solicited information from the landlord or superintendent. For projects in which it was difficult to contact a respondent, they were instructed to visit the site on 3 different occasions. In a number of cases, they contacted the owner directly by telephone. Separate enumeration was done in the case of 18 large property management companies. In these cases, the forms were sent directly to head office for completion. Since the RMSS enumeration occurred at the same time as the landlords were completing forms for the Provincial Rent Registry, a number of respondents refused data simply because they did not have the time to complete both surveys.

The April survey covered projects completed and on the market four or more months prior to April 1, thus allowing a 3 month period for absorption (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced, vacancy rates in the April 1987 survey will be somewhat higher than they would have been under the old survey system. In the case of the Toronto CMA, there were a total of 763 units completed in the period from Oct. 1986 to Jan. 1, 1987, and none from Jan. 1 to the actual survey date. Of the units completed, there were a total of 14 vacant units, representing a vacancy rate of 2%. Since the number of units was so small, the overall vacancy rates are not affected significantly.

In contrast to previous surveys where data were edited and inputted by CMHC's National Office, the April, 1987 survey results were inputted at the Toronto Branch, using an edit program developed in Ottawa. The data was analyzed by CMHC's National Office, who undertook appropriate weighting and editing. The results presented in this report were taken from tables produced by CMHC's National Office.

#### DEFINITIONS

The definition of vacant is a "dwelling unit that is available for immediate rental and is physically unoccupied at the time of enumeration". Thus units that might be advertised for rent at the end of the month, but which are occupied by a tenant at the time of enumeration, are not considered vacant.

CMA, or Census Metropolitan Area, is based on the 1981 Census definition, and includes Metro Toronto, Peel, Oakville, York Region (excluding Georgina), Ajax and Pickering.

The Toronto CMA is divided into 28 zones; these are described on the last two pages of this report.

There are four universes which comprise the total rental universe of buildings completed prior to January 1, 1987:

- 1) Privately initiated rental apartments in buildings containing 6 or more units. This is the universe for which we receive most requests for information. It is also the only private universe for which we have historical information;
- 2) privately initiated rental apartments in buildings containing 3 to 5 units;
- 3) privately initiated rental units in row housing projects (these last two universes are new to this survey);and
- 4) publicly initiated row and apartment projects of 3 or more units. Public initiation includes not only public housing, but also non-profit and cooperative housing, as well as limited dividend projects financed by CMHC in the 1960's and early 1970's. Prior to this survey, we had only enumerated public apartment projects containing 6 or more units.

#### RESPONSE RATES

A large number of projects were excluded because no-one could be contacted. Many apartment projects on the Ministry Assessment files were excluded because one of the units was occupied by the owner, leaving only 1 or 2 to be rented out. Unfortunately, the computer program to calculate response rates is not functioning.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, only a few tables have been included. Should you require special tabulations, please contact the Market Analysis Division, Toronto Branch.



TORONTO CMA ZONE BOUNDARIES  
(OCTOBER 1983 AND ONWARD)

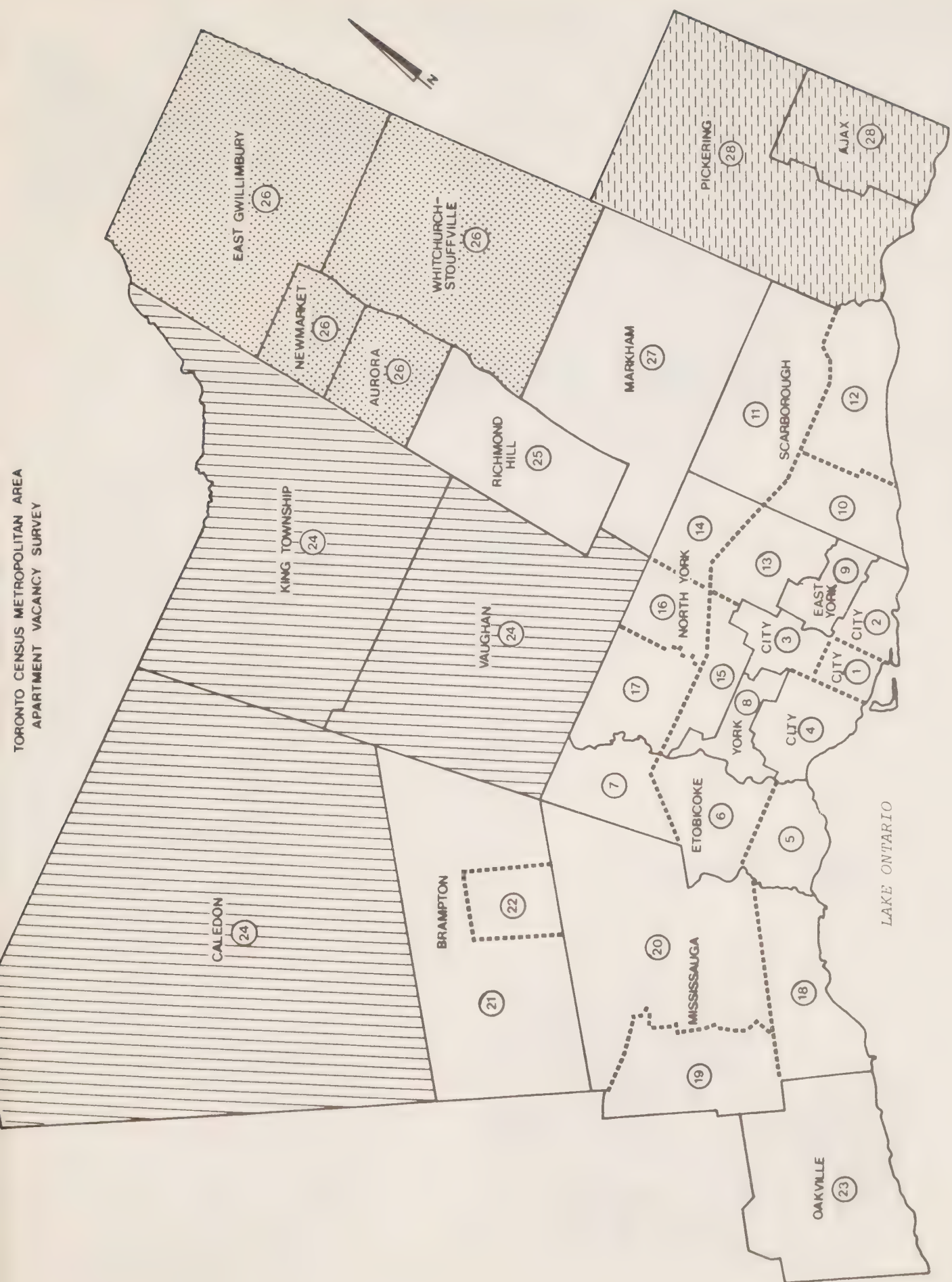
	<u>ZONE</u>	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>	<u>C/T</u>
1	TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39 59-68,86-92
2	TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3	TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. East Side)	117-142
4	TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5	ETOBICOKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	ETOBICOKE-CENTRAL	Highway 401	Humber River	Bloor St.	Etobicoke Creek	221-243
7	ETOBICOKE-NORTH	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	BOROUGH OF YORK					150-176
9	EAST YORK					180-196
10	SCARBOROUGH-CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11	SCARBOROUGH-NORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12	SCARBOROUGH-EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-369,802
13	NORTH YORK-SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14	NORTH YORK-NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15	NORTH YORK-SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16	NORTH YORK-NORTH CENTRAL	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17	NORTH YORK-NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18	MISSISSAUGA-SOUTH	Dundas St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19	MISSISSAUGA-NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20	MISSISSAUGA-NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21	BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22	BRAMPTON-EAST	Hwy. # 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564
23	OAKVILLE					600-615
24	VAUGHAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25	RICHMOND HILL					420-424
26	AURORA NEWMARKET WHITCHURCH- STOUFFVILLE EAST GWILLIMBURY					440-442 450-452 430-431 455-456
27	MARKHAM					400-403
28	AJAX * PICKERING *					800, 801, 803-807, 810- 812, 820

\* Fracts Exclusively in Ajax M10-M12

Fracts Exclusively in Pickering 800, 801, 803, 804 & 807

Fracts 805, 806 & 820 cross the Ajax/Pickering political boundary

TORONTO CENSUS METROPOLITAN AREA  
APARTMENT VACANCY SURVEY







# RENTAL MARKET SURVEY

## Toronto CMA

October 1987









Canada Mortgage  
and Housing Corporation

Toronto Branch

650 Lawrence Ave., W.,  
Toronto, Ont.  
M6A 1B2

Société canadienne  
d'hypothèques et de logement

Succursale de Toronto

650, av. Lawrence ouest  
Toronto (Ontario)  
M6A 1B2

January 1988

RE: CMHC RENTAL MARKET SURVEY  
TORONTO CMA  
OCTOBER 1987

We are pleased to provide you with the results of CMHC's semi-annual rental market survey for the Toronto Census Metropolitan Area.

In addition to the traditional universe of apartment buildings containing six or more self-contained units, the October, 1987, survey included rental apartment buildings of three to five units and row rental projects.

Information was obtained through interviews with apartment owners and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, the report would not have been possible.

In addition to vacancy information, we also collected data on rents charged for both occupied and vacant units.

Should you have any questions about the survey, or wish information that is not in the tables, please contact Irwin Lithwick at (416) 781-2451.

C.K. Holder  
Manager  
Toronto Branch



NOTE: Should you wish to receive a copy of this Report in French, please contact CMHC's Toronto Branch Office.

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto CMA was 0.1% in October, 1987, the same level as last April. Rental units in apartment projects with 3 to 5 units and in row housing projects had a higher vacancy rate than units in apartment projects with 6 or more units. In the public sector, the vacancy rate was 0.0%, with only 7 vacancies out of a total of 91,627 units. Through a very successful marketing and renovation effort, the public housing authorities have managed to fill the vacant units in their hard-to-rent projects.

Table 1  
VACANCY RATE BY PROJECT TYPE AND SIZE  
TORONTO CMA  
October 1987

	APARTMENT			ROW			TOTAL
	Size of Universe	# Vacant	Vacancy Rate	Size of Universe	# Vacant	Vacancy Rate	Vacancy Rate
PRIVATE							
No. of Units in Project							
3 - 5	10,321	73	0.7	22	1	-	0.7
6 -99	112,303	165	0.1	5,907	26	0.4	0.2
100 +	174,106	146	0.1	4,042	2	0.0	0.1
TOTAL PRIVATE	296,729	384	0.1	9,972	29	0.3	0.1
TOTAL PUBLIC	82,578	7	0.0	9,049	0	0.0	0.0
OVERALL TOTAL	379,307	391	0.1	19,021	29	0.2	0.1

Compared to previous surveys, the vacancy rate for privately initiated projects with 6 or more units remains very low.



TABLE 2  
VACANCY RATE - HISTORICAL COMPARISON  
Apartment Projects, 6 or more Units  
Toronto CMA

Survey Date	Vacancy Rate
1982 -April	0.4
-Oct.	0.7
1983 -April	1.2
-Oct.	1.0
1984 -April	0.8
-Oct.	0.6
1985 -April	0.5
-Oct.	0.4
1986 -April	0.3
-Oct.	0.1
1987 -April	0.1
-Oct.	0.1

In terms of bedroom type, vacancy rates were slightly higher for bachelor units.

Table 3  
VACANCY RATE - BY BEDROOM TYPE  
Toronto CMA

Survey Date	Bachelor	One Bed.	Two Bed.	Three+ Bed.
1985- April	0.9	0.3	0.3	0.4
Oct.	0.6	0.2	0.2	0.2
1986 -April	0.5	0.3	0.3	0.3
Oct.	0.2	0.1	0.1	0.1
1987 -April	0.4	0.1	0.2	0.1
-Oct.	0.2	0.1	0.1	0.1

The main factors explaining the persistent low vacancy rate in the Toronto CMA are:

- the strong demand generated by a strong economy,
- the lack of new completions of rental projects, and
- the demographic composition of the Toronto CMA.

#### STRONG DEMAND

The Toronto economy continues to be extremely strong, with an unemployment rate in October of 3.9%. Although Statistics Canada has not yet published any data on interprovincial migration for the period since March, all indications are that migration into the Toronto area continued to be very high. Since the autumn, the economies of the western provinces have begun to show renewed strength, and this should reduce the flow of migrants from those provinces into the Toronto area. The high cost of housing and the low vacancy rates will also deter migration. The stock market crash may also dampen migration, though it is not yet clear how important the crash will be on the overall economic environment. As a result, the demand for housing over the next year will not be as great as that experienced in the past year.

#### RENTAL COMPLETIONS

During the first 10 months of 1987, there were only 418 privately sponsored rental unit completions in the Toronto CMA, compared to 4,937 completions in all of 1984. As well, completions of assisted rental housing has also been falling.

TABLE 4  
HOUSING COMPLETIONS  
Toronto CMA

	Freehold	Condo	Private Rental	Assisted Rental	Total
1984	14 136	1 206	4 937	3 904	24 183
1985	15 594	704	1 943	1 640	19 881
1986	21 038	2 289	1 565	2 169	27 061
1987 to Oct.	23 581	4 433	418	1 328	29 760

Note: In 1987, there was a slight enlargement of the CMA.

The lack of new rental units coming on stream has been a major factor behind the current tight vacancy rate. It is due primarily to the inability of most new rental projects to generate a positive cash flow, given the high cost of construction relative to current market rents. On a 'typical' 2 bedroom apartment unit in the suburbs, the cost to construct a unit is approximately \$120,000, while market rents are approximately \$1100. per month. The cost to service a 90% mortgage at 11% is \$1,050. Once taxes and maintenance costs of \$300 per month are included, the net loss per month would be \$250. Only if the property were expected to appreciate in value and/or if there were tax-related benefits would investors be attracted on a large scale to rental investment. In the past few months, a number of projects have been marketed directly to the small investor in anticipation of a capital gain.

As of October, 1987, the following larger private rental projects were under construction:

MUNIC.	Address	No. of Units
Toronto	111 Chestnut Ave.	144
	1275 Danforth Ave.	109
	550 Kingston Rd.	149
	350 Queens Quay	502
Scarborough	150 Alton Towers	462
North York	5795 Yonge St	164
York Region	166 Olive St	28
	Queensway, Georgina	16
Mississauga	4185 Shipp Dr	405
	2355 Fifth Line	66
Oakville	1323 Montclair	156
Ajax	Westney Heights	156
TOTAL		2357

In addition, there are a large number of freehold and condominium units currently under construction. As these units are completed and absorbed, the pressure on the rental market should begin to ease. Regarding condominiums, we attempted to determine what proportion of condominiums completed since 1986 are currently being rented, or are vacant and available for rent. To do this, we contacted by telephone the managers of the 40 projects completed since January, 1986. Unfortunately, not all of the managers knew which units were being rented; in an undeterminable number of cases, the unit owner would rent it out directly and not advise the property manager. Of the 4,565 units for which we were able to get information, 3,396 (74%) of the units were occupied by the owner, while 932, or 20%, were occupied by tenants. A further 57 were vacant and available for rent, while 39 were vacant but being resold.

#### TORONTO'S DEMOGRAPHY

Toronto traditionally has had a large proportion of its population in the groups that traditionally are renters: the elderly, the young, and households without children.

Table 5  
POPULATION  
1986 (CENSUS)  
TORONTO CMA

	Number	% of Total
INDIVIDUALS		
Total	3 427 170	
20-30	657 565	19
Over 65	329 745	10
Single Person Household	257 195	8
FAMILIES		
Total	906 385	100
Single Parent	115 250	13
No Children	289 510	32

In recent years, the aging of the baby boom has resulted in fewer young singles. At the same time, the number of seniors has also grown, though in absolute terms at a slower pace than the decline in younger persons. As a result, the overall demand for rental housing from these traditional groups has probably fallen. Moreover, many seniors are relatively asset-rich, and have been attracted to the condominium market, reducing further the demand for rental accommodation.

#### RENT LEVELS

Average rents in the Toronto CMA rose by approximately 1.9% since the last survey. This result applies only to apartment units in projects of 6 or more units, since we had not surveyed other projects previously. On average, rents in post-1975 projects, ie, projects which had not been subject to rent regulation prior to the 1986 revision, increased by 0.8 percentage points faster than rents in units that had been subject to regulation.

Table 6  
AVERAGE RENT INCREASE  
Toronto CMA  
Projects with 6+ Units  
By Year of Construction  
Oct. 1987

	Six Month % Increase			Twelve Month % Increase		
	Pre-1976	Post-1975	Total	Pre-1976	Post-1975	Total
Bachelor	1.4	-3.2	0.5	3.4 (7669)	0.0 (1527)	2.6 (9196)
One-Bed.	3.2	3.4	3.1	3.9 (49891)	6.4 (5452)	4.2 (55343)
Two-Bed.	2.5	1.0	2.2	4.5 (47461)	4.8 (9609)	4.5 (57070)
Three-Bed.	2.7	1.0	2.2	5.5 (9511)	5.8 (3224)	5.7 (12735)
Total	2.7	1.8	2.5	4.2	5.0	4.4

Note: Figure in brackets is the number of units for which we have observations for each of the last three surveys.

Rents vary significantly across the CMA, depending upon location, amenities, quality of construction etc. The following table gives average rents based upon the sample, and therefore should be used with caution. Because of difficulty in identifying year of construction for row and apartment units in projects with 3 to 5 units, only the total is given for the latter categories. In general, rent does not vary significantly with type of structure.



Table 7  
AVERAGE RENTS  
by Unit and Structure Type  
Toronto CMA  
October 1987

	APARTMENTS. 6 or more Units			Apt. 3-5	Row
	Built Before 1976	Built After 1975	Total	Total	Total
Bachelor	367	458	381	438	345
One Bed	448	633	472	504	642
Two Bed	533	728	569	664	558
Three Bed	661	800	700	751	689
Four Bed	1062	n.a.	1027	n.a	n.a.

Although there are not a large number of vacant units, those that were available tended to rent at rents significantly higher than the average rents cited above.

Table 8  
AVERAGE RENTS FOR VACANT UNITS  
TORONTO CMA  
October 1987

	Average Rent
Bachelor	621
One Bed	850
Two Bed	1005
Three Bed	1059

#### OUTLOOK

Our expectation is that vacancies will begin to increase over the next 12 months. While the Ontario economy will likely continue to be strong, the high cost of housing in Toronto, combined with improved economic conditions in Alberta and British Columbia will result in decreased migration. At the same time, the increased stock of new housing in Toronto, particularly condominium units, will reduce the pressure on the existing stock of rentals.

## TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually, covering a sample of rental buildings containing self-contained dwelling units. Since 1974, the survey has been conducted in the first two weeks of April and October of each year; prior to then it was conducted in Dec. and June.

In April, 1987, an enhanced National Rental Market Survey System (RMSS) was implemented by CMHC. This new system expanded coverage to all centres having a population of 10,000 persons or more within Ontario. In April, 57 centres were surveyed in Ontario, compared to 24 centres in the October 1986 survey. The total Ontario rental vacancy rate for the private universe in buildings containing 6 or more units was 0.6% in October, 1987, compared to 0.7% in April, 1987.

The survey was also extended to include row housing projects as well as apartment projects of three to five units. Until April, the survey had been restricted to apartment projects with at least 6 units.

The results of tabulations of rent increases are based on a matched sample, i.e., only for those projects which have given us rent information for the past 3 consecutive surveys. As a result, no information on rent increases is available either for row structures or for apartments with 3 to 5 units.

In the October survey, the methodology for estimating the size of the universe was changed, resulting in shifts in the size of the estimated universe. Henceforth, a portion of the sample will be constantly turned over, so that over a number of years, all projects will have entered into the survey at least once.

Table A1: RMSS UNIVERSE and SAMPLE  
Toronto CMA  
October 1987

	No. of Units		No. of Projects	
	Estimated Universe	Sample	Estimated Universe	Sample
Apartments	304,288	242,493	8605	4812
Row	9,931	8,215	202	166

A third major change involved redesigning the questionnaire instrument itself. The entire format was redrawn, with new questions being asked and other questions being revised. Enumeration was performed by 84 enumerators, each of whom went out to an average of 100 projects. They solicited information from the landlord or superintendent. For projects in which it was difficult to contact a respondent, they were instructed to visit the site on 3 different occasions. In a number of cases, they contacted the owner directly by telephone. Separate enumeration was done in the case of 18 large property management companies. In these cases, the forms were sent directly to head office for completion.

In the initial press release on the October survey, vacancy rates were calculated for all projects on the market, regardless of when they were completed. In this report, and consistent with the April survey, we have allowed for a 3 month period for absorption (down from the 6 month period previously allowed). In the case of the Toronto CMA, there were a total of 136 units completed in the period from April 1986 to July 1, 1987, and 215 from July 1 to the actual survey date. Of the units completed, there were a total of 97 vacant units, of which 90 were in a project completed in September.

In contrast to previous surveys where data were edited and inputted by CMHC's National Office, beginning in April, 1987, survey results were inputted at the Toronto Branch, using an edit program developed in Ottawa. The data was analyzed by CMHC's National Office, who undertook appropriate weighting and editing. The results presented in this report were taken from tables produced by CMHC's National Office.

#### DEFINITIONS

The definition of vacant is a "dwelling unit that is available for immediate rental and is physically unoccupied at the time of enumeration". Thus units that might be advertised for rent at the end of the month, but which are occupied by a tenant at the time of enumeration, are not considered vacant.

CMA, or Census Metropolitan Area, is based on the 1981 Census definition, and includes Metro Toronto, Peel, Oakville, York Region (excluding Georgina), Ajax and Pickering. Beginning in April, 1988, we shall use the 1986 Census definition.

The Toronto CMA is divided into 28 zones; these are described on the last two pages of this report.

There are four universes which comprise the total rental universe of buildings completed prior to July 1, 1987:

- 1) Privately initiated rental apartments in buildings containing 6 or more units. This is the universe for which we receive most requests for information. It is also the only private universe for which we have historical information;
- 2) privately initiated rental apartments in buildings containing 3 to 5 units;
- 3) privately initiated rental units in row housing projects (these last two universes were new to the April survey);and
- 4) publicly initiated row and apartment projects of 3 or more units. Public initiation includes not only public housing, but also non-profit and cooperative housing, as well as limited dividend projects financed by CMHC in the 1960's and early 1970's. Prior to this survey, we had only enumerated public apartment projects containing 6 or more units.

#### RESPONSE RATES

A large number of projects were excluded because no-one could be contacted. Many apartment projects on the Ministry Assessment files were excluded because one of the units was occupied by the owner, leaving only 1 or 2 to be rented out. Of the total 242,493 units in the sample, rent information was acquired for 220,019, or 90%. Of the latter group, information on rents in 3 consecutive surveys were available for 134,428 units, or 61%.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, only a few tables have been included. Should you require special tabulations, please contact the Market Analysis Division, Toronto Branch.





VACANCY RATES IN APARTMENT STRUCTURES  
Six Units or More  
Privately Initiated

	1977 April	1978 April	1979 April	1980 April	1981 April	1982 April	1983 April	1984 April	1985 April	1985 Oct.	1986 April	1986 Oct.	1987 April	1987 Oct.	
Barrie					0.9	0.3	0.4	0.1	0.0	0.2	0.4	0.0	0.1	0.2	Barrie
Brantford					4.7	2.0	1.8	2.5	1.0	0.4	0.5	0.3	0.1	0.2	Brantford
Calgary	0.3	0.8	1.6	1.0	0.7	1.8	11.7	13.8	6.9	2.7	3.1	3.9	5.4	4.3	Calgary
Cornwall					0.1	0.7	3.2	1.0	1.2	2.8	1.3	1.2	0.9	1.3	Cornwall
Chic-Jonquiere	1.1	0.5	2.1	2.2	0.5	2.4	3.5	1.9	1.8	3.2	4.0	9.0	8.9	10.5	Chic-Jonquiere
Edmonton	0.2	0.8	3.0	2.8	2.5	3.4	7.5	11.4	7.4	4.4	4.5	4.1	5.5	5.6	Edmonton
Guelph					1.6	1.8	1.9	0.3	0.6	0.1	0.4	0.1	0.0	0.2	Guelph
Halifax	3.0	2.3	3.0	2.6	0.9	0.9	0.9	0.9	0.7	0.6	2.0	2.3	3.9	4.4	Halifax
Hamilton	4.3	4.2	3.1	1.6	1.1	0.6	1.2	0.9	0.4	0.4	0.5	0.3	0.3	0.3	Hamilton
Kingston					3.2	1.3	1.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	Kingston
Kitchener	3.2	2.8	2.6	2.2	1.6	0.9	2.2	0.7	0.4	0.4	0.4	0.2	0.4	0.2	Kitchener
London	2.0	2.0	3.8	5.9	3.8	2.5	3.3	2.4	0.9	0.4	0.5	0.7	1.0	1.0	London
Montreal	1.4	3.4	4.4	3.5	2.1	1.7	2.6	2.6	2.0	1.6	1.3	1.8	1.7	3.6	Montreal
North Bay					0.5	0.7	0.8	0.5	0.4	0.2	0.3	0.7	1.1	0.4	North Bay
Oshawa	0.8	1.7	2.1	3.0	1.2	0.2	1.3	1.5	0.1	0.1	0.2	0.2	0.1	0.3	Oshawa
Ottawa-Hull	2.8	2.1	3.0	4.6	2.4	0.7	0.3	0.3	1.1	1.3	2.3	3.0	3.0	3.1	Ottawa-Hull
Peterborough					1.1	0.5	1.8	0.4	0.6	0.4	1.5	1.1	0.9	0.6	Peterborough
Quebec	0.8	1.5	3.1	2.8	2.0	1.7	3.7	3.2	1.3	1.5	1.5	3.2	3.0	5.6	Quebec
Regina	0.4	2.5	3.6	2.0	1.9	1.0	2.6	3.0	0.6	3.1	5.4	3.4	4.1	2.6	Regina
St. Cath-Niag.	1.7	1.7	1.6	2.6	1.9	1.3	3.0	1.0	0.6	0.3	0.7	0.8	1.0	0.5	St. Cath-Niag.
Saint John	9.2	8.9	2.7	3.1	3.4	4.9	4.0	4.6	4.3	3.1	5.1	4.8	5.4	4.2	Saint John
St. John's	4.4	10.8	7.0	2.2	0.9	7.6	5.1	4.7	3.7	2.0	7.5	4.9	9.1	10.1	St. John's
Saskatoon	0.2	1.0	3.7	2.2	1.8	2.1	3.4	4.8	3.5	2.5	5.6	2.8	4.7	4.3	Saskatoon
Sarnia					4.2	0.4	1.9	3.4	2.8	2.3	4.4	6.2	6.1	6.3	Sarnia
Sault Ste Marie					4.1	2.5	7.3	2.1	1.5	1.0	1.9	4.2	4.6	2.6	S S Marie
Sudbury	1.2	3.7	11.4	3.4	2.0	0.7	1.9	0.9	1.0	0.6	1.0	0.9	1.1	1.0	Sudbury
Thunder Bay	0.2	1.2	1.4	1.5	2.0	1.6	1.3	1.4	0.4	0.6	1.1	2.4	3.1	2.1	Thunder Bay
Toronto	1.2	0.9	1.2	1.0	0.4	0.6	1.2	0.8	0.5	0.4	0.3	0.1	0.1	0.1	Toronto
Vancouver	1.6	1.5	0.9	0.1	0.1	0.4	2.6	2.4	2.8	2.2	0.9	0.9	2.3	1.1	Vancouver
Victoria	3.1	4.4	1.7	0.1	0.1	0.6	2.7	3.7	3.3	1.9	2.4	0.6	1.1	0.4	Victoria
Windsor	1.7	0.9	1.5	3.7	8.3	7.0	2.7	1.0	0.7	0.7	0.5	1.0	1.1	0.7	Windsor
Winnipeg	1.1	1.6	4.6	4.8	4.3	2.1	1.4	1.0	0.9	0.9	1.1	1.6	2.0	2.8	Winnipeg
Aver (weighted) Of CMA's	1.5	2.3	3.0	2.5	1.6	1.4	2.7	2.7	1.9	1.4	1.4	1.6	1.9	2.5	Aver (weighted)

NOTE: Vacancy rates reported prior to 1987 are for units on the market at least 6 months; in 1987, a 3 month cutoff is used.

# VACANCY RATES IN APARTMENT STRUCTURES Six Units or More

	Privately Initiated				Publicly Initiated				Public & Private			
	1986		1987		1986		1987		1986		1987	
	April	October	April	October	April	October	April	October	April	October	April	October
Calgary	3.1	3.9	5.4	4.3	9.3	8.1	5.0	4.6	3.9	4.4	5.3	4.3
Chic-Jonquiere	4.0	9.0	8.9	10.5	0.6	1.6	1.1	1.7	2.9	6.7	6.5	7.8
Edmonton	4.5	4.1	5.5	5.6	11.1	9.5	8.2	7.5	5.1	4.6	5.8	5.8
Halifax	2.0	2.3	3.9	4.4	1.6	2.4	2.8	3.1	1.9	2.3	3.8	4.2
Hamilton	0.5	0.3	0.3	0.3	2.0	2.2	0.1	1.4	0.7	0.6	0.2	0.5
Kitchener	0.4	0.2	0.4	0.2	0.0	0.1	0.0	0.0	0.4	0.2	0.4	0.2
London	0.5	0.7	1.0	1.0	0.9	0.1	0.2	0.1	0.6	0.6	0.9	0.9
Montreal	1.3	1.8	1.7	3.6	1.4	1.8	0.6	1.2	1.3	1.8	1.6	3.4
Oshawa	0.2	0.2	0.1	0.3	0.0	0.1	0.0	0.0	0.2	0.2	0.1	0.3
Ottawa-Hull	2.3	3.0	3.0	3.1	0.5	0.3	0.4	0.5	2.0	2.6	2.6	2.7
Quebec	1.5	3.2	3.0	5.6	0.3	0.3	0.4	0.5	1.3	2.7	2.6	4.8
Regina	5.4	3.4	4.1	2.6	0.7	0.5	0.4	0.3	4.6	2.9	3.5	2.2
St. Cath-Niag.	0.7	0.8	1.0	0.5	0.1	0.2	0.0	0.3	0.6	0.7	0.9	0.5
Saint John	5.1	4.8	5.4	4.2	3.3	3.4	3.9	4.6	4.6	4.4	5.0	4.3
St. John's	7.5	4.9	9.1	10.1	0.1	0.2	0.7	0.2	5.8	3.9	7.2	7.8
Saskatoon	5.6	2.8	4.7	4.3	0.0	0.9	0.2	2.1	5.0	2.6	4.1	4.0
Sudbury	1.0	0.9	1.1	1.0	0.7	0.2	0.2	0.3	0.9	0.7	0.8	0.8
Thunder Bay	1.1	2.4	3.1	2.1	0.0	0.0	0.1	0.4	0.7	1.6	2.2	1.6
Toronto	0.3	0.1	0.1	0.1	0.6	0.1	0.2	0.0	0.4	0.1	0.2	0.1
Vancouver	0.9	0.9	2.3	1.1	0.4	0.4	0.9	0.4	0.8	0.9	2.1	1.0
Victoria	2.4	0.6	1.1	0.4	0.9	0.7	0.6	0.1	2.3	0.6	1.0	0.3
Windsor	0.5	1.0	1.1	0.7	0.6	0.5	0.6	0.1	0.5	0.8	1.0	0.5
Winnipeg	1.1	1.6	2.0	2.8	0.9	1.0	0.8	1.2	1.1	1.5	1.8	2.5
Average (Weighted)	1.4	1.6	1.9	2.5	1.3	1.2	0.9	0.9	1.4	1.6	1.8	2.2

SUMMARY OF VACANCY RATES  
by Project Type  
October 1987

Zone	Location	ESTIMATED UNIVERSE					VACANCY RATE					
		Private 6+ Apt	Private 3-5 Apt	Private Row	Public Total	Overall Total	Private 6+ Apt	Private 3-5 Apt	Private Row	Private Total	Public Total	Overall Total
1	-Central	28,526	991	125	14,155	43,797	0.1	1.1	0.0	0.1	0.0	0.1
2	-East	4,963	982	26	4,632	10,603	0.2	0.7	0.0	0.2	0.0	0.2
3	-North	29,231	1,727	312	1,084	32,354	0.0	0.3	0.0	0.1	0.0	0.1
4	-West	20,097	1,956	165	6,119	28,337	0.6	1.0	12.8	0.7	0.0	0.7
	TORONTO CITY	82,817	5,656	628	25,990	115,091	0.2	0.8	3.4	0.3	0.0	0.3
5	-South	9,422	1,062	26	1,221	11,731	0.4	1.2	0.0	0.4	0.0	0.4
6	-Central	15,091	80	374	3,500	19,045	0.1	0.0	0.0	0.1	0.0	0.1
7	-North	5,057	55	548	3,626	9,286	0.0	0.0	0.0	0.0	0.0	0.0
	ETOBICOKE	29,570	1,197	948	8,347	40,062	0.2	1.1	0.0	0.2	0.0	0.2
8	YORK CITY	16,104	1,550	108	4,924	22,686	0.0	1.1	0.0	0.1	0.0	0.1
9	EAST YORK	17,910	195	29	1,883	20,017	0.0	0.0	0.0	0.0	0.0	0.0
10	-Southwest	13,616	225	521	6,448	20,810	0.0	0.0	0.2	0.0	0.0	0.0
11	-North	7,029		201	4,617	11,847	0.0	0.0	0.0	0.0	0.0	0.0
12	-East	9,422	76	440	8,808	18,746	0.0	0.0	0.0	0.0	0.0	0.0
	SCARBOROUGH	30,067	301	1,162	19,873	51,403	0.0	0.0	0.1	0.0	0.0	0.0
13	-Southwest	17,476	32	1,274	1,935	20,717	0.0	0.0	0.0	0.0	0.0	0.0
14	-Northeast	11,323	57	1,240	2,125	14,745	0.0	0.0	0.0	0.0	0.0	0.0
15	-Southwest	9,368	362		3,684	13,414	0.0	0.0		0.0	0.0	0.0
16	-North Central	11,824	231	60	2,342	14,457	0.0	0.0	0.0	0.0	0.0	0.0
17	-Northwest	13,375	88	513	8,994	22,970	0.0	0.0	0.0	0.0	0.0	0.0
	NORTH YORK	63,366	770	3,087	19,080	86,303	0.0	0.0	0.0	0.0	0.0	0.0
	METRO TORONTO	239,834	9,669	5,962	80,097	335,562	0.1	0.8	0.4	0.1	0.0	0.1
18	-South	11,473	146	355	1,700	13,674	0.1	0.0	0.0	0.1	0.1	0.1
19	-Northwest	4,158	4	776	1,049	5,987	0.1	0.0	0.0	0.1	0.0	0.1
20	-Northeast	11,683		1,397	2,574	15,654	0.2		0.3	0.2	0.1	0.2
	MISSISSAUGA	27,314	150	2,528	5,323	35,315	0.1	0.0	0.2	0.1	0.0	0.1
21	-West	5,111	148	648	1,211	7,118	0.1	0.0	0.3	0.1	0.0	0.1
22	-Central	3,771		218	1,162	5,151	0.5		0.0	0.5	0.1	0.5
	BRAMPTON	8,882	148	866	2,373	12,269	0.3	0.0	0.2	0.3	0.0	0.3
23	OAKVILLE	4,356	69	369	1,124	5,918	0.1	0.0	0.0	0.1	0.0	0.1
24	-West	134	3		398	535	0.0	0.0		0.0	0.3	0.0
25	-Richmond Hill	1,757	101		269	2,127	0.1	0.0		0.1	0.0	0.1
26	-North	1,140	142	171	1,086	2,539	0.1	0.0	0.0	0.1	0.0	0.1
27	-Markham	1,035			534	1,569	0.0			0.0	0.0	0.0
	YORK REGION	4,066	246	171	2,287	6,770	0.0	0.0	0.0	0.0	0.0	0.0
28	AJAX-PICKERING	1,960	39	54	424	2,477	0.0	0.0	0.0	0.0	0.0	0.0
	TOTAL CMA	286,412	10,321	9,950	91,628	398,311	0.1	0.7	0.3	0.1	0.0	0.1
	Halton Hills	843				843	0.0			0.0		0.0
	Milton	746			238	984	0.0			0.0	0.0	0.0



REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
BACHELOR UNITS

Zone	Location	Vacancy		Rate		No. of Vacant Units	Size of Universe	Average Rent \$/mo	12 Mo. Percent Increase			
		April 1986	Oct. 1986	April 1987	Oct. 1987				April 1986	Oct. 1986	April 1987	Oct. 1987
1	-Central	0.6	0.3	1.0	0.2	18	7,232	415	5.4	6.1	6.0	3
2	-East	0.8	0.2	0.6	0.0		1,051	345	7.5	-2.4	6.3	5.6
3	-North	0.1	0.0	0.1	0.0		5,042	375	4.7	3.9	2.3	4.4
4	-West	1.3	0.4	0.3	0.5	25	5,180	383	11.4	8.1	7.5	-1.2
	TORONTO CITY	0.6	0.2	0.5	0.2	43	18,505	392	6.8	5.5	5.5	2.3
5	-South	0.0	0.0	0.0	0.5	4	764	313	2.3	9.9	11.9	3.1
6	-Central	0.0	0.0	0.0	0.0		140	347	-0.9	2.4	-3.0	1.9
7	-North	0.0	0.0	0.0	0.0		36	394	-15.9	3.1	8.2	15.1
	ETOBICOKE	0.0	0.0	0.0	0.4	4	940	320	1.3	7.1	8.9	3.7
8	YORK CITY	0.2	0.0	0.0	0.3	4	1,533	319	6.3	1.3	0.6	-2.1
9	EAST YORK	0.0	0.0	0.2	0.0		1,193	381	4.5	3.1	2.0	9.1
10	-Southwest	0.0	0.6	0.0	0.0		359	396	4.3	5.8	2.7	2.6
11	-North	0.0	0.0	0.0	0.0		79	359	15.5	7.9	2.4	-11.8
12	-East	0.0	0.0	0.0	0.0		93	370	5.2	3.7	3.4	0
	SCARBOROUGH	0.0	0.4	0.0	0.0	0	531	385	7.0	5.8	2.6	-1.9
13	-Southwest	0.0	0.0	0.0	0.7	1	144	325	5.0	2.5	-3.9	-2.9
14	-Northeast	0.0	0.0	0.0	0.0		51	347	-1.7	3.3	-4.5	-17.6
15	-Southwest	0.0	0.3	0.0	0.0		330	363	10.8	8.2	8.2	3.8
16	-North Central	0.6	0.0	0.0	0.0		130	349	5.8	5.5	4.3	1.1
17	-Northwest	0.0	1.7	0.0	0.0		97	389	0.2	1.2	7.5	-8.6
	NORTH YORK	0.1	0.4	0.0	0.1	1	752	353	3.2	4.3	1.3	2.2
	METRO TORONTO	0.5	0.2	0.4	0.2	52	23,454	383	6.3	5.2	4.8	2.3
18	-South	0.0	0.3	0.0	0.0		350	352	8.4	2.3	5.8	5.4
19	-Northwest	0.0	0.0	0.0	0.0		35	428	5.9	11.3	10.3	6.6
20	-Northeast	0.4	1.6	0.0	0.0		247	334	1.2	5.8	4.9	2.5
	MISSISSAUGA	0.2	0.8	0.0	0.0	0	632	351	5.3	3.7	5.8	4.5
21	-West	0.0	0.0	0.0	0.0		150	363	3.1	1.9	4.4	6.3
22	-Central	1.4	2.9	0.0	1.5	1	68	420	14.0	2.4	-1.4	6.9
	BRAMPTON	0.6	1.1	0.0	0.5	1	218	382	8.0	2.1	1.7	6.6
23	OAKVILLE	0.0	0.0	1.5	0.0		146	319	5.7	2.4	1.3	6.1
24	-West	0.0	0.0	0.0	0.0		6		0.0	0.0	0.0	
25	-Richmond Hill	0.0	0.0	0.0	1.2	1	84	360	1.5	11.8	10.2	7.6
26	-North	0.0	1.9	0.0	0.0		61	321	13.7	4.2	1.9	20.9
27	-Markham	0.0	0.0	0.0	0.0		15		0.0	4.6	0.0	-0.3
	YORK REGION	0.0	0.8	0.0	0.6	1	166	343	0.0	0.0	6.0	11.7
28	AJAX-PICKERING	0.0	0.0	0.0	0.0		3		0.0	0.0	5.7	12.1
	TOTAL CMA	0.5	0.2	0.4	0.2	54	24,619	381	6.2	5.1	4.9	2.6
	Halton Hills				0.0		24					
	Milton						9					

REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
ONE BEDROOM UNITS

one	Location	April 1986	Vacancy Oct. 1986	Rate April 1987	Oct. 1987	No. of Vacant Units	Size of Universe	Average Rent \$/mo	12 Mo. Percent Increase April 1986	Oct. 1986	April 1987	Oct. 1987
	-Central	0.5	0.1	0.1	0.0	3	14,682	538	5.1	7.2	7.4	2.1
	-East	0.3	0.1	0.1	0.3	8	2,865	440	5.8	4.6	6.3	14.1
	-North	0.1	0.0	0.3	0.0	1	15,393	473	2.1	6.9	3.1	2.9
	-West	0.7	0.4	0.2	0.7	70	10,246	496	9.1	2.8	3.5	5.0
	TORONTO CITY	0.4	0.2	0.2	0.2	82	43,186	500	5.1	6.0	5.5	3.7
	-South	0.0	0.1	0.0	0.3	14	4,134	386	1.2	5.4	5.3	3.3
	-Central	0.0	0.1	0.0	0.0	2	4,607	465	2.3	4.6	1.1	-1.1
	-North	0.0	0.0	0.1	0.0		713	471	5.0	3.5	3.2	7.0
	ETOBICOKE	0.0	0.1	0.0	0.2	16	9,454	432	2.1	4.7	2.4	1.1
	YORK CITY	0.2	0.0	0.1	0.0	2	8,281	421	6.8	3.8	4.1	1.0
	EAST YORK	0.1	0.0	0.0	0.0	4	9,676	450	3.5	3.5	2.9	13.6
	-Southwest	0.1	0.1	0.0	0.0	2	5,965	444	3.1	4.8	4.8	3.9
	-North	0.0	0.0	0.0	0.0		2,192	565	5.9	6.2	1.9	5.6
	-East	0.1	0.1	0.0	0.0	1	2,815	455	8.1	6.8	4.5	1.3
	SCARBOROUGH	0.1	0.1	0.0	0.0	3	10,972	472	5.4	5.7	3.9	3.5
	-Southwest	0.1	0.2	0.0	0.0	3	6,065	457	2.8	2.8	0.9	0.7
	-Northeast	0.0	0.0	0.0	0.0	1	3,496	475	3.9	2.0	2.8	6.4
	-Southwest	0.0	0.1	0.1	0.0		3,736	439	9.3	6.0	7.3	2.5
	-North Central	0.0	0.1	0.0	0.0		4,468	438	6.5	3.5	4.1	0.0
	-Northwest	0.1	0.1	0.0	0.1	3	4,645	432	5.1	3.0	1.5	7.3
	NORTH YORK	0.1	0.1	0.0	0.0	7	22,410	448	5.1	3.3	3.0	2.7
	METRO TORONTO	0.2	0.1	0.1	0.1	114	103,979	469	4.8	4.9	4.1	4.0
	-South	0.3	0.2	0.0	0.0	2	4,794	446	4.0	3.7	4.7	4.1
	-Northwest	0.7	0.2	0.0	0.0		1,450	571	9.2	7.9	8.0	10.1
	-Northeast	2.0	0.3	0.1	0.1	5	3,701	528	6.8	6.5	6.5	7.3
	MISSISSAUGA	1.0	0.2	0.0	0.1	7	9,945	492	6.1	5.5	5.6	6.1
	-West	0.0	0.2	0.0	0.1	1	2,000	452	4.3	4.3	3.3	7.7
	-Central	1.0	0.7	0.0	0.5	5	963	587	7.4	4.7	6.5	2.1
	BRAMPTON	0.3	0.4	0.0	0.2	6	2,963	499	5.2	4.4	4.2	5.4
	OAKVILLE	0.1	0.4	0.3	0.1	1	1,341	465	5.7	6.1	4.9	6.7
	-West	0.0	0.0	0.0	0.0		59	409	3.9	6.4	0.5	-3.1
	-Richmond Hill	0.0	0.2	0.0	0.0		626	468	11.9	5.4	3.6	3.0
	-North	0.0	0.0	0.0	0.2	1	525	443	9.8	5.6	6.1	3.6
	-Markham	0.7	1.0	0.0	0.0		436	445	3.3	2.1	4.2	14.5
	YORK REGION	0.2	0.3	0.0	0.1	1	1,646	452			4.6	6.4
	AJAX-PICKERING	0.0	0.0	0.0	0.0		115	374	3.2	-1.5	2.3	4.3
	TOTAL CMA	0.3	0.1	0.1	0.1	129	119,989	472	5.0	5.0	4.3	4.2
	Halton Hills				0.0		276	422				
	Milton				0.0		270	405				

REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
TWO BEDROOM UNITS

Zone	Location	Vacancy		Rate		No. of Vacant Units	Size of Universe	Average Rent \$/mo	12 Mo. Percent Increase			
		April 1986	Oct. 1986	April 1987	Oct. 1987				April 1986	Oct. 1986	April 1987	Oct. 1987
1	-Central	0.5	0.2	0.0	0.0	1	5,938	691	9.2	3.0	3.1	2
2	-East	0.0	0.0	0.8	0.0		987	574	3.7	7.5	5.1	18
3	-North	0.0	0.0	0.5	0.1	8	7,585	648	5.2	4.5	10.3	8
4	-West	1.4	0.9	0.6	0.7	25	3,761	633	11.2	3.4	10.9	11
	TORONTO CITY	0.4	0.3	0.4	0.2	34	18,271	657	8.0	3.7	7.2	7
5	-South	0.0	0.0	0.0	0.4	16	4,211	465	0.1	6.9	6.5	4
6	-Central	0.0	0.0	0.0	0.2	12	7,611	576	3.7	3.7	-0.2	-0
7	-North	0.1	0.1	0.0	0.0		2,871	569	4.2	5.7	1.6	2
	ETOBICOKE	0.0	0.0	0.0	0.2	28	14,693	548	3.1	4.6	1.2	0
8	YORK CITY	0.0	0.0	0.8	0.0		5,549	508	6.8		3.5	2
9	EAST YORK	0.0	0.1	0.1	0.0		5,964	515	5.0	3.8	3.7	3
10	-Southwest	0.0	0.0	0.0	0.0	2	6,254	507	5.0	7.0	6.9	4
11	-North	0.1	0.1	0.0	0.0	1	3,817	642	4.6	8.5	5.3	3
12	-East	0.1	0.1	0.0	0.0	2	5,186	531	7.9	5.7	2.8	2
	SCARBOROUGH	0.1	0.1	0.0	0.0	5	15,257	550	6.0	7.0	5.1	3
13	-Southwest	0.1	0.0	0.0	0.0	2	8,936	556	1.3	0.6	2.5	6
14	-Northeast	0.0	0.0	0.0	0.0	2	5,668	621	6.1	4.4	4.6	6
15	-Southwest	0.2	0.2	0.0	0.0		4,476	517	8.3	3.5	5.9	2
16	-North Central	0.1	0.1	0.0	0.0		5,647	528	5.9	5.0	12.9	2
17	-Northwest	0.3	0.0	0.0	0.0	2	7,080	504	6.2	1.8	1.4	5
	NORTH YORK	0.1	0.1	0.0	0.0	6	31,807	547	4.9	2.9	5.5	4
	METRO TORONTO	0.2	0.1	0.1	0.1	73	91,541	564	5.5	4.1	4.8	4
18	-South	0.8	0.2	0.4	0.1	8	5,526	539	3.2	4.4	5.3	6
19	-Northwest	2.4	0.2	0.1	0.3	6	2,113	672	12.0	9.9	9.3	5
20	-Northeast	0.6	0.2	0.2	0.2	11	6,462	620	7.5	7.0	6.8	5
	MISSISSAUGA	0.9	0.2	0.2	0.2	25	14,101	594	7.0	6.6	6.6	5
21	-West	0.2	0.3	0.2	0.0	1	2,732	550	3.5	4.3	7.6	8
22	-Central	2.7	0.5	0.1	0.3	6	2,077	678	6.3	6.1	5.7	3
	BRAMPTON	1.3	0.4	0.1	0.1	7	4,809	607	4.7	5.1	6.6	5
23	OAKVILLE	0.2	0.2	0.2	0.0	1	2,436	565	11.1	5.9	3.4	6
24	-West	2.3	0.0	0.0	0.0		62	485	0.4	4.5	2.4	5
25	-Richmond Hill	0.0	0.0	0.0	0.0		941	553	8.3	6.2	-12.0	6
26	-North	0.2	0.0	0.0	0.0		526	514	6.7	7.4	5.4	4
27	-Markham	0.2	0.2	0.0	0.0		541	488	2.8	2.7	4.4	8
	YORK REGION	0.2	0.1	0.0	0.0	0	2,670	524			-1.7	6
28	AJAX-PICKERING	0.1	0.1	0.1	0.0		939	498	10.2	8.5	3.7	2
	TOTAL CMA	0.3	0.1	0.2	0.1	106	115,896	569	5.9	4.7	5.1	4
	Halton Hills				0.0		476					
	Milton				0.0		249					

REGULAR PRIVATE UNIVERSE  
APARTMENTS, SIX +  
THREE BEDROOM UNITS

one	Location	Vacancy		Rate		No. of Vacant Units	Size of Universe	Average Rent \$/mo	12 Mo. Percent Increase			
		April 1986	Oct. 1986	April 1987	Oct. 1987				April 1986	Oct. 1986	April 1987	Oct. 1987
	-Central	0.1	0.1	0.0	0.0		674	1087	16.8	2.2	13.3	15.7
	-East	0.0	0.0	0.0	0.0		60	621	21.8	17.1	-8.4	-0.3
	-North	0.0	0.0	0.2	0.2	2	1,211	1167	12.1	11.1	21.1	30.0
	-West	0.0	0.0	0.0	0.0		910	781	4.0		8.0	2.2
	TORONTO CITY	0.0	0.0	0.1	0.1	2	2,855	1077	12.4	5.9	15.8	20.6
	-South	0.0	0.0	0.0	0.0		313	536	1.5	7.9	1.0	0.4
	-Central	0.0	0.0	0.0	0.1	2	2,733	729	10.1	6.4	7.0	6.4
	-North	0.1	0.1	0.2	0.1	1	1,437	672	7.1	6.3	4.7	4.1
	ETOBICOKE	0.0	0.0	0.1	0.1	3	4,483	697	8.8	6.4	6.2	5.6
	YORK CITY	0.0	0.3	0.0	0.0		741	570	13.5	1.6	11.8	0.7
	EAST YORK	0.1	0.0	0.0	0.0		1,077	670	6.0	5.3	9.1	0.6
0	-Southwest	0.0	0.0	0.0	0.0		1,038	616	6.6	10.4	7.9	4.8
1	-North	0.7	0.3	0.0	0.1	1	941	799	4.8	8.5	1.8	3.6
2	-East	0.2	0.0	0.2	0.1	1	1,328	601	6.7	5.1	3.2	5.0
	SCARBOROUGH	0.3	0.1	0.1	0.1	2	3,307	659	6.0	7.5	4.0	4.5
3	-Southwest	0.0	0.0	0.0	0.0		2,331	652	2.2	-2.5	6.0	7.5
4	-Northeast	0.0	0.0	0.0	0.0		2,108	654	10.7		2.3	-3.6
5	-Southwest	0.0	0.0	0.2	0.0		826	634	3.9	-1.4	7.5	1.2
6	-North Central	0.0	0.1	0.0	0.0		1,579	660	6.1	4.0	1.5	5.9
7	-Northwest	0.0	0.1	0.0	0.0		1,553	594	3.2	4.1	3.4	5.2
	NORTH YORK	0.0	0.0	0.0	0.0	0	8,397	643	5.4	1.3	3.6	3.8
	METRO TORONTO	0.1	0.1	0	0.0	7	20,860	702	7.4	4.5	6.1	5.9
8	-South	2.3	0.0	0.1	0.1	1	803	617	6.3	2.2	4.7	5.7
9	-Northwest	1.2	0.0	0.0	0.0		560	767	8.9	11.8	9.6	7.3
0	-Northeast	0.6	0.1	0.5	0.2	2	1,273	725	11.5	8.5	4.9	3.8
	MISSISSAUGA	1.2	0.0	0.3	0.1	3	2,636	697	9.6	7.4	5.6	4.7
1	-West	0.0	0.0	0.0	0.4	1	229	557	1.9	3.1	5.2	8.8
2	-Central	2.6	0.9	0.0	1.2	8	663	769	6.9	1.7	6.7	7.2
	BRAMPTON	2.1	0.8	0.0	1.0	9	892	717	6.1	1.9	6.7	7.1
3	OAKVILLE	1.2	0.2	0.4	0.2	1	433	727	14.1	5.8	7.3	6.4
4	-West			0.0	0.0		7				3.3	16.2
5	-Richmond Hill	0.0	1.3	0.0	0.0		106	759	1.7	7.6	6.3	5.1
6	-North	0.0	0.0	0.0	0.0		28	567	12.4	7.0	8.9	0.4
7	-Markham	0.0	0.0	0.0	0.0		43	530	3.7	4.1	7.5	0.2
	YORK REGION	0.0	0.6	0.0	0.0	0	184	653			6.9	3.7
8	AJAX-PICKERING	0.0	0.0	0.0	0.0		903	663	7.7	4.5	5.2	5.5
	TOTAL CMA	0.3	0.1	0.1	0.1	20	25,908	696	7.7	4.9	6.0	5.7
	Halton Hills				0.0		67					
	Milton				0.0		218					



REGULAR PRIVATE UNIVERSE  
APARTMENTS, 3-5  
October, 1987

Zone Location		Bachelor Units				One Bed. Units				Two Bed. Units				Three+ Bed Units				ALL UNITS		
		Size of Univ.	# Vac.	Ave. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Ave. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Ave. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Ave. Rate	Ave. Rent \$	Size of Univer	# Vacant	Vac. Rate
1	-Central	114		0.0	515	461	6	1.3	702	322	3	0.9	1064	94	3	3.2	1693	991	12	1.2
2	-East	114		0.0		238	3	1.3	476	542	3	0.6	663	88		0.0	693	982	6	0.6
3	-North	50		0.0		254		0.0	668	1172	3	0.3	796	251	3	1.2	856	1727	6	0.3
4	-West	132		0.0	432	907	20	2.2	510	851		0.0	817	66		0.0		1956	20	1.0
	TORONTO CITY	410	0	0.0	480	1860	29	1.6	589	2887	9	0.3	807	499	6	1.2	977	5656	44	0.8
5	-South	56		0.0		331	13	3.9	382	563		0.0	533	112		0.0	595	1062	13	1.2
6	-Central	0				16		0.0	508	48		0.0	603	16		0.0	738	80		
7	-North	1		0.0		2		0.0		49		0.0	466	3		0.0		55		
	ETOBICOKE	57	0	0.0		349	13	3.7	404	660	0	0.0	538	131	0	0.0	639	1197	13	1.1
8	YORK CITY	82		0.0	357	322		0.0	441	981	16	1.6	562	165		0.0	963	1550	16	1.0
9	EAST YORK	19		0.0		62		0.0	443	109		0.0	508	5		0.0		195		
10	-Southwest	8		0.0		49		0.0	461	108		0.0	593	60		0.0	599	225		
11	-North	0				0				0				0						
12	-East	7		0.0		10		0.0		3		0.0		56		0.0	649	76		
	SCARBOROUGH	15	0	0.0	400	59	0	0.0	465	111	0	1.7	591	116	0	0.0	617	301		
13	-Southwest	0				1		0.0		9		0.0		22		0.0	600	32		
14	-Northeast	2		0.0		13		0.0		26		0.0	413	16		0.0		57		
15	-Southwest	6		0.0		30		0.0		203		0.0	553	123		0.0	744	362		
16	-N. Central	3		0.0		74		0.0	394	53		0.0	631	101		0.0	706	231		
17	-Northwest	0				8		0.0		54		0.0	629	26		0.0	611	88		
	NORTH YORK	11	0	0.0		126	0	0.0	400	345	0	0.0	578	288	0	0.9	689	770		
	METRO TORONTO	594	0	0.0	479	2778	42	1.5	522	5093	25	0.5	683	1204	6	0.5	780	9669	73	0.8
18	-South	2		0.0		13		0.0	392	57		0.0	575	54		0.0	687	146		
19	-Northwest	1		0.0		3		0.0		0				0				4		
20	-Northeast	0				0				0				0						
	MISSISSAUGA	3	0	0.0		36	0	0.0	414	57	0	0.0	575	54	0	0.0	687	150		
21	-West	21		0.0		50		0.0	426	44		0.0	508	33		0.0	513	148		
22	-Central	0				0				0				0						
	BRAMPTON	21	0	0.0	336	50	0	0.0	426	44	0	0.0	508	33	0	0.0	513	148		
23	OAKVILLE	8		0.0		30		0.0	469	31		0.0	540	0				69		
24	-West	0				0				3		0.0		0				3		
25	-Richmond H	5		0.0		20		0.0		56		0.0	545	20		0.0		101		
26	-North	17		0.0	336	64		0.0	462	49		0.0	534	12		0.0	675	142		
27	-Markham	0				0				0				0						
	YORK REGION	22	0	0.0		84	0	0.0	456	108	0	0.0	537	32	0	0.0	640	246		
28	AJAX-PICKER.	3		0.0		5		0.0		28		0.0		3		0.0		39		
	TOTAL CMA	651	0	0.0	438	2983	42	1.4	504	5361	25	0.5	664	1326	6	0.5	751	10321	73	0.7
	Halton Hills Milton							351				391								

REGULAR PRIVATE UNIVERSE  
ROW HOUSING UNITS  
October, 1987

Zone Location		Bach. & 1-Bed Units				Two Bed. Units				Three+ Bed Units				All Row Unit		
		Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate	Ave. Rent \$	Size of Univ.	# Vac.	Vac. Rate
1	-Central	38		0.0		51		0.0		36		0.0		125	0	0.0
2	-East	12		0.0		0				14		0.0	893	26	0	0.0
3	-North	175		0.0		96		0.0		41		0.0	1375	312	0	0.0
4	-West	52	7	13.5	994	76	14	18.4	1,305	37		0.0	1066	165	21	12.7
	TORONTO CITY	277	7	2.5	994	223	14	6.3	1,305	128	0	0.0	1154	628	21	3.3
5	-South	8		0.0		17		0.0	513	1		0.0		26	0	0.0
6	-Central	0				158		0.0	564	216		0.0	679	374	0	0.0
7	-North	0				131		0.0	515	417		0.0	565	548	0	0.0
	ETOBICOKE	8	0	0.0		306	0	0.0	543	634	0	0.0	619	948	0	0.0
8	YORK CITY	0				32		0.0	455	76		0.0	491	108	0	0.0
9	EAST YORK	0				9		0.0		20		0.0	500	29	0	0.0
10	-Southwest	0				195		0.0	482	326	1	0.3	622	521	1	0.2
11	-North	0				0				201		0.0	748	201	0	0.0
12	-East	0				0				440		0.0	685	440	0	0.0
	SCARBOROUGH	0	0			195	0	0.0	482	967	1	0.1	677	1162	1	0.1
13	-Southwest	83		0.0		328		0.0	541	863		0.0	752	1274	0	0.0
14	-Northeast	183		0.0		428		0.0	447	629		0.0	615	1240	0	0.0
15	-Southwest	0				0										
16	-N. Central	0				33		0.0	535	27		0.0	561	60	0	0.0
17	-Northwest	0				43		0.0	548	470		0.0	622	513	0	0.0
	NORTH YORK	266	0	0.0		832	0	0.0	504	1989	0	0.0	651	3087	0	0.0
	METRO TORONTO	551	7	1.3	827	1597	14	0.9	565	3814	1		665	5962	22	0.4
18	-South	0				33		0.0	438	322		0.0	776	355	0	0.0
19	-Northwest	0				35		0.0		741		0.2	821	776	0	0.2
20	-Northeast	33		0.0		236	1	0.4	622	1128	3	0.3	709	1397	4	0.3
	MISSISSAUGA	33	0	0.0		304	1	0.3	599	2191	3	0.1	750	2528	4	0.2
21	-West	1		0.0		119		0.0	450	528	2	0.4	617	648	2	0.3
22	-Central	0				23		0.0	482	195		0.0	528	218	0	0.0
	BRAMPTON	1	0	0.0		142	0	0.0	455	723	2	0.3	600	866	2	0.2
23	OAKVILLE	0				68		0.0	559	301		0.0	750	369	0	0.0
24	-West	0				0										
25	-Richmond Hill	0				0										
26	-North	22		0.0	480	129		0.0	544	20		0.0	728	171	0	0.0
27	-Markham	0				0										
	YORK REGION	22	0	0.0		129	0	0.0	544	20	0	0.0	728	171	0	0.0
28	AJAX-PICKER.	0				0				54		0.0	462	54	0	0.0
	TOTAL CMA	607	7	1.2	642	2240	15	0.7	558	7103	6	0.1	689	9950	28	0.3
	Halton Hills															
	Milton															

REGULAR PUBLIC UNIVERSE  
Row and Apartment  
October, 1987

Zone Location	Bachelor Units				One Bed. Units				Two Bed. Units				Three+ Bed Units				ALL UNITS		
	Size of Univ.	# Vac.	Oct '87	Rate Apr '87	Size of Univ.	# Vac.	Oct '87	Rate Apr '87	Size of Univ.	# Vac.	Oct '87	Rate Apr '87	Size of Univ.	# Vac.	Oct '87	Rate Apr '87	Size of Universe	# Vacant	Vac. Rate
1 -Central	3,125		0.0	0.1	5,358		0.0	0.0	3,881		0.0	0.0	1,791		0.0	0.1	14,155	0	0.0
2 -East	1,182		0.0	3.2	1,715		0.0	2.5	1,250		0.0	0.0	485		0.0	0.0	4,632	0	0.0
3 -North	562		0.0	0.0	356		0.0	0.0	132		0.0	0.0	34		0.0	0.0	1,084	0	0.0
4 -West	1,734	1	0.1	0.2	2,505		0.0	1.3	1,296		0.0	0.0	584		0.0	0.0	6,119	1	0.0
TORONTO CITY	6,603	1	0.0	0.8	9,934	0	0.0	0.8	6,559	0	0.0	0.0	2,894	0	0.0	0.0	25,990	1	0.0
5 -South	681		0.0	0.0	316		0.0	0.0	92		0.0	0.0	132		0.0	0.8	1,221	0	0.0
6 -Central	146		0.0	0.0	1,380		0.0	0.0	1,471		0.0	0.0	503		0.0	0.0	3,500	0	0.0
7 -North	334		0.0	0.9	710		0.0	0.0	1,095		0.0	0.0	1,487		0.0	0.0	3,626	0	0.0
ETOBICOKE	1,161	0	0.0	0.3	2,406	0	0.0	0.0	2,658	0	0.0	0.0	2,122	0	0.0	0.0	8,347	0	0.0
8 YORK CITY	1,508		0.0	0.0	1,786	1	0.1	0.0	1,271		0.0	0.0	359		0.0	0.3	4,924	1	0.0
9 EAST YORK	144		0.0	0.0	1,219		0.0	0.0	395		0.0	0.0	125		0.0	0.0	1,883	0	0.0
10 -Southwest	1,060		0.0	0.0	2,256	1	0.0	0.0	2,236		0.0	0.0	896		0.0	0.0	6,448	1	0.0
11 -North	726		0.0	0.4	1,325		0.0	0.2	1,621		0.0	0.1	945		0.0	0.0	4,617	0	0.0
12 -East	2,177		0.0	0.1	1,957		0.0	0.1	3,187		0.0	0.0	1,487		0.0	0.1	8,808	0	0.0
SCARBOROUGH	3,963	0	0.0	0.2	5,538	1	0.0	0.1	7,044	0	0.0	0.0	3,328	0	0.0	0.1	19,873	1	0.0
13 -Southwest	664		0.0	0.3	253		0.0	0.0	443		0.0	0.0	575		0.0	0.0	1,935	0	0.0
14 -Northeast	675		0.0	0.1	306		0.0	0.0	349		0.0	0.0	795		0.0	0.0	2,125	0	0.0
15 -Southwest	527		0.0	0.2	1,092		0.0	0.0	1,240		0.0	0.0	825		0.0	0.0	3,684	0	0.0
16 -N. Central	900		0.0	0.1	867		0.0	0.2	485		0.0	0.0	90		0.0	0.0	2,342	0	0.0
17 -Northwest	1,712		0.0	0.5	1,777		0.0	0.1	2,882		0.0	0.0	2,623		0.0	0.0	8,994	0	0.0
NORTH YORK	4,478	0	0.0	0.3	4,295	0	0.0	0.1	5,399	0	0.0	0.0	4,908	0	0.0	0.0	19,080	0	0.0
METRO TORONTO	17,857	1	0.0	0.4	25,178	2	0.0	0.4	23,326	0	0.0	0.0	13,736	0	0.0	0.0	80,097	3	0.0
18 -South	29		0.0	0.0	713		0.0	0.0	560	1	0.2	0.0	398		0.0	0.0	1,700	1	0.1
19 -Northwest	26		0.0	0.0	254		0.0	0.0	307		0.0	0.0	462		0.0	0.0	1,049	0	0.0
20 -Northeast	28	1	3.6	0.0	1,078		0.0	0.0	890		0.0	0.0	578		0.0	0.3	2,574	1	0.0
MISSISSAUGA	83	1	1.2	0.0	2,045	0	0.0	0.0	1,757	1	0.1	0.0	1,438	0	0.0	0.2	5,323	2	0.0
21 -West	123		0.0	0.0	487		0.0	0.0	251		0.0	0.0	350		0.0	0.0	1,211	0	0.0
22 -Central	7		0.0	0.0	313		0.0	0.0	459	1	0.2	0.0	383		0.0	0.0	1,162	1	0.1
BRAMPTON	130	0	0.0	0.0	800	0	0.0	0.0	710	1	0.1	0.0	733	0	0.0	0.0	2,373	1	0.0
23 OAKVILLE	40		0.0	0.0	607	0	0.0	0.0	132		0.0	0.0	345		0.0	0.0	1,124	0	0.0
24 -West	0				235	1	0.4	1.6	149		0.0	0.0	14		0.0		398	1	0.3
25 -Richmond H	28		0.0	0.0	238		0.0	0.0	3		0.0	0.0	0				269	0	0.0
26 -North	78		0.0	0.0	704		0.0	0.0	270		0.0	0.0	34		0.0	0.0	1,086	0	0.0
27 -Markham	0				291		0.0	0.0	221		0.0	0.0	22		0.0	0.0	534	0	0.0
YORK REGION	106	0	0.0	0.0	1,468	1	0.1	0.2	643	0	0.0	0.0	70	0	0.0	0.0	2,287	1	0.0
28 AJAX-PICKER.	0				310		0.0	0.8	62		0.0	0.0	52		0.0		424	0	0.0
TOTAL CMA	18,216	2	0.0	0.4	30,408	3	0.0	0.3	26,630	2	0.0	0.0	16,374	0	0.0	0.0	91,628	7	0.0
Halton Hills	0				0				0				0						
Milton	0				134		0.0		87		0.0		17		0.0		238	0	0.0

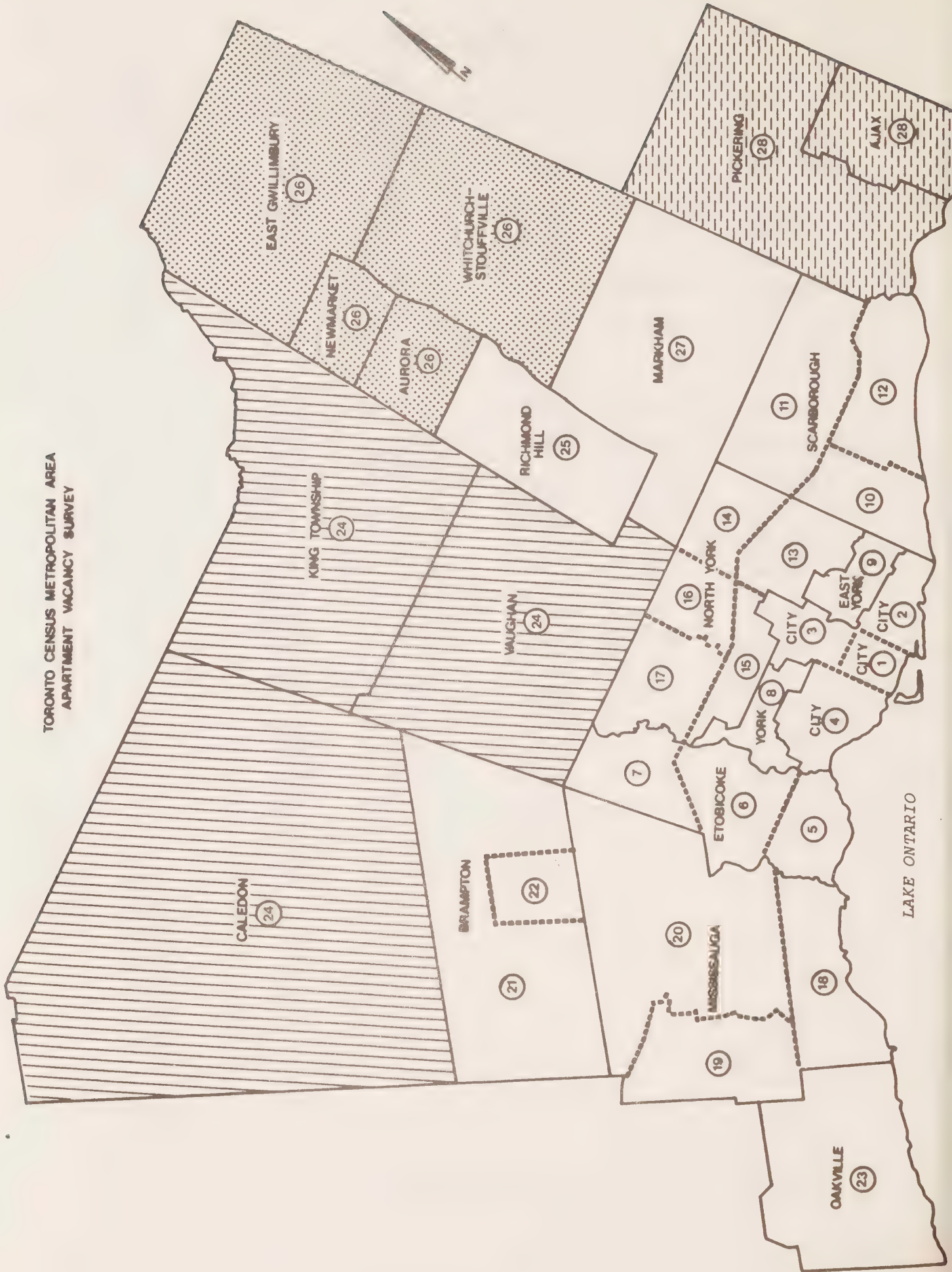
**TORONTO CMA ZONE BOUNDARIES**  
(OCTOBER 1983 AND ONWARD)

	<u>ZONE</u>	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>	<u>C/T</u>
1	TORONTO-CENTRAL	C.P.R. Line	City Limit (and Don River)	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39 59-68,86-92
2	TORONTO-EAST	City Limit	City limit	Lake Ontario	Don River	1,18-29,69-85
3	TORONTO-NORTH	City Limit	City Limit	C.P.R. Line	City Limit (&Bathurst St. East Side)	117-142
4	TORONTO-WEST	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10,40-58 93-116
5	ETOBICOKE-SOUTH	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	ETOBICOKE-CENTRAL	Highway 401	Humber River	Bloor St.	Etobicoke Creek	221-243
7	ETOBICOKE-NORTH	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	BOROUGH OF YORK					150-176
9	EAST YORK					180-196
10	SCARBOROUGH-CENTRAL	Highway 401	Brimley Rd. & McCowan Rd.	Lake Ontario	Scarborough Border	334-353, 369-373
11	SCARBOROUGH-NORTH	Steeles Ave.	Scarborough Border	Highway 401 & Twyn River Dr.	Scarborough Border	374-378
12	SCARBOROUGH-EAST	Highway 401 & Twyn River Dr.	Scarborough Border	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368,802
13	NORTH YORK-SOUTH	Highway 401	North York Border	North York Border	Yonge St.	260-274
14	NORTH YORK-NORTH EAST	Steeles Ave.	North York Border	Highway 401	Yonge St.	300-307, 321-324
15	NORTH YORK-SOUTH WEST	Highway 401	Yonge St. & North York Border	North York Border	North York Border	275-287
16	NORTH YORK-NORTH CENTRAL	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288,297-299 308-310, 317-320
17	NORTH YORK-NORTH WEST	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296 311-316
18	MISSISSAUGA-SOUTH	Dundas St.	Etobicoke Creek	Lake Ontario	Mississauga Border	500-515, 540
19	MISSISSAUGA-NORTH WEST	Highway 401	Credit River	Highway 5	Mississauga Border	516,550
20	MISSISSAUGA-NORTH EAST	Steeles Ave.	Mississauga Border	Dundas St.	Credit River	517-532
21	BRAMPTON-WEST	#10 Side Rd.	Heart Lake Rd.	Steeles ave.	2nd Line	570-576
22	BRAMPTON-EAST	Hwy. # 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564
23	OAKVILLE					600-615
24	VAUGHAN CALEDON KING TOWNSHIP					410-413, 585-587 460-461
25	RICHMOND HILL					420-424
26	AURORA NEWMARKET WHITCHURCH- STOUFFVILLE EAST GWILLIMBURY					440-442 450-452 430-431 455-456
27	MARKHAM					400-403
28	AJAX * PICKERING *					800, 801, 803-807, 810- 812, 820

\* Tracts Exclusively in Ajax 810-812  
Tracts Exclusively in Pickering 800, 801, 803, 804 & 807  
Tracts 805, 806 & 820 cross the Ajax/Pickering political boundary



TORONTO CENSUS METROPOLITAN AREA  
APARTMENT VACANCY SURVEY





# RENTAL MARKET SURVEY

**Toronto CMA**

**April 1988**





July 1988

**RE:CMHC Rental Market Survey**

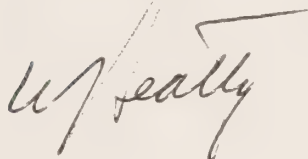
April 1988

We are pleased to provide you with the results of our semi-annual rental market survey conducted in the Toronto Census Metropolitan Area.

Information was obtained through interviews with apartment owners and building superintendents to whom we extend our thanks and appreciation. Without their co-operation, this survey report would not have been possible. Of an estimated privately owned rental unit universe of 316,853 units, 271,155 units in 6,234 projects were sampled. As well, all assisted rental projects were included in the survey.

No survey of rents was undertaken in April 1988 due to cost considerations; however, a rent survey will be undertaken in October in conjunction with the next vacancy survey. In 1989, we shall assess whether to carry out a rent survey on an annual or semi-annual basis.

If this survey needs to be explained in any way, please contact Nancy Thompson at (416) 781-2451.



*for* C.K. Holder  
Manager  
Toronto Branch





## **Survey Methodology**

Since 1973, CMHC has been conducting a semi-annual survey of vacancies and rents in a sample of residential rental apartment buildings with 6 or more units.

In April 1987, an enhanced Rental Market Survey System (RMSS) was implemented by CMHC. The new survey system expanded coverage to include rental row housing as well as apartment structures of three to five units.

In October 1987, the survey included projects completed and on the market for three or more months prior to the survey date, thus allowing a three month period for market absorption (down from the six month period previously allowed).

The geographic basis of the survey is the Census Metropolitan Area (CMA) and the Census Agglomeration (CA). Census Metropolitan Areas are areas defined by Statistics Canada as labour market areas of 100,000 persons or more; Census Agglomerations are smaller urban areas centred on an urbanized core with a population of at least 10,000 persons. Individual CMA's and CA's may include several municipalities. In Ontario, the new RMSS also covers independent municipalities of 10,000 persons or more.

The April 1988 survey was undertaken using the new CMA and CA boundaries, derived from 1986 Census data. This reduced the number of areas surveyed in Ontario from 56 to 47, as several smaller centres have been incorporated into existing areas. Prior to the new RMSS, only 24 centres were surveyed in Ontario.

In Toronto, the boundary of the Census Metropolitan Area now includes Halton Hills, Milton, Orangeville, parts of Durham Region, and all of York Region. These have been added as additional zones; see Appendix B for a description of these zones.

The definition of vacant in the survey is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Vacancy rates are calculated by structure type, structure size, number of bedrooms and geographic area. In addition, vacancy rates are calculated for both publicly and privately initiated rental projects. Public initiation includes public housing, non-profit and co-operative housing, as well as projects built under the Limited Dividend program of the 1960's and 1970's.

The overall Ontario rental vacancy rate for privately initiated projects was higher for all types of structures in April 1988 relative to October 1987.

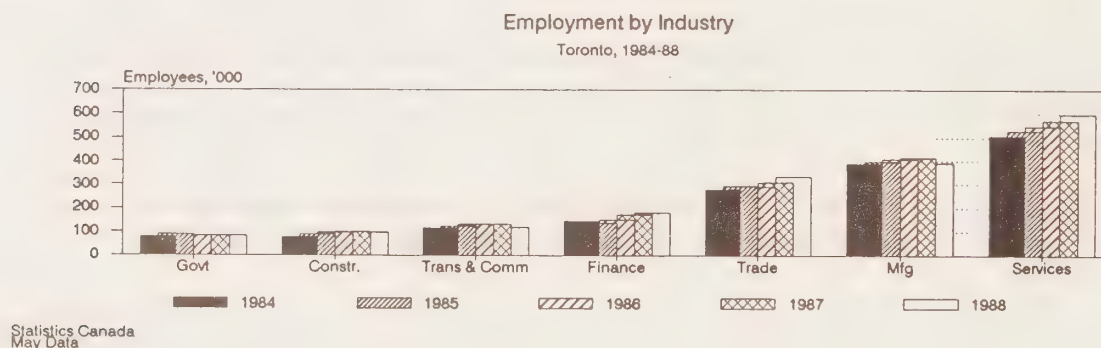
## ONTARIO VACANCY RATE

	April 1988	October 1987
<i>Apartments</i>		
- 6 or more units	0.7%	0.6%
- 3 or more units	0.8%	0.7%
<i>Row Housing</i>	1.0%	0.9%

In Toronto, the vacancy rate was 0.2 percent, up from 0.1 percent in October 1987. For every 1000 rental apartment units, only 2 were vacant and available for immediate occupancy. Compared to the other major urban centres in Canada, Toronto had the lowest vacancy rate, followed by Oshawa and Hamilton at 0.3 percent (See Tables A.1 and A.2) The extremely strong economy in the Toronto centered region continues to attract in-migrants both from abroad and from within Canada. At the same time, the lack of new rental accommodation limits the options open to persons wishing to rent.

## EMPLOYMENT GROWTH

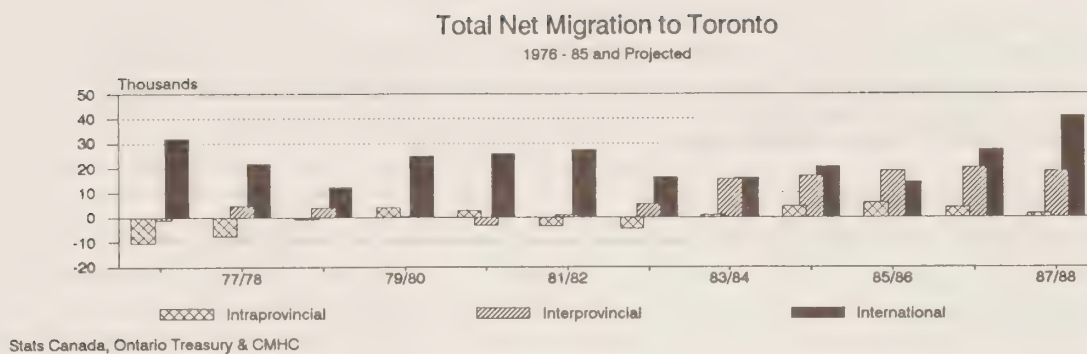
From May 1984 to May 1988, Statistics Canada reported an increase of 232,000 jobs in the Toronto CMA. This represents an annual increase of 3.4 percent per year; from 1987 to 1988, the rate of increase was 7.0 percent. Most of these jobs were created in the service and finance sectors of the economy, with manufacturing jobs actually declining. The manufacturing sector tends to concentrate their new activities beyond Toronto, in such municipalities as Barrie and Kitchener, where land is less costly.



## MIGRATION

From June 1986 to June 1987, a total of 51,500 migrants came to Toronto. The combination of a strong business cycle and government policy regarding immigration are the major factors behind this migration.

Of the three components of migration, i.e., foreign, inter-provincial and intra-provincial, foreign immigration has been most important. Whereas in 1985/86 there were 14,314 net immigrants to Canada, in 1986/87 this increased by 92 percent, reaching 27,500. Our forecast for 1987/88 is for over 40,000 immigrants to the Toronto area.



Migration from other parts of Canada peaked in 1986, and is now beginning to decline. This likely reflects out-migration from Toronto to surrounding municipalities where many jobs are being created and housing is cheaper.

## HOUSING COMPLETIONS

From September 1987 to the end of February 1988, a total of 18,421 housing units were completed. Of these, only 801 were private rental units and 869 were assisted rental units. Together they represent 9 percent of all units completed during this time period. This estimate excludes the supply of new rental accommodation made available by investors who purchase individual housing units, particularly condominiums and then rent them out.

## VACANCIES BY ZONE

CMHC has divided the Toronto CMA into 31 zones. The increase of 3 zones from the previous survey resulted from Statistics Canada redefining the borders of the CMA. The individual zones are described in Appendix B.

The highest vacancy rates were found in northwest Mississauga and the western part of Toronto City. In the former case, vacancies appear to be spread among a number of large apartment projects. In western Toronto, vacancies are in recently completed luxury rental projects.

## VACANCIES BY STRUCTURE TYPE

In terms of structure type, the vacancy rate is highest for apartment buildings with three to five units. Milton, Halton, southern Etobicoke and eastern Scarborough have particularly high rates for this category. The row housing vacancy rate is highest in the western part of Toronto City, where a number of relatively expensive new rental row projects have recently been built. Vacancies in assisted housing are low everywhere except in Caledon, where the rate is 3.2 percent.



### **VACANCIES BY BEDROOM COUNT**

Overall, the vacancy rate is similar for all bedroom categories. In some areas, such as Milton and Orangeville, the vacancy rate for bachelor units is relatively high, whereas in western Toronto, it is higher for 3 bedroom units.

### **VACANCY FORECAST**

For October 1988, we are forecasting a slight rise in the vacancy rate, to 0.3 percent. The major reason for this anticipated increase is that approximately 920 new rental apartment units will be completed and added to the universe for the next survey. Since most of these have high rents, it will likely take longer to absorb them.

TABLE A1  
VACANCY RATES IN APARTMENT STRUCTURES  
Six Units or More  
Privately Initiated

	1977 April	1978 April	1979 April	1980 April	1981 April	1982 April	1983 April	1984 April	1985 April	1985 Oct.	1986 April	1986 Oct.	1987 April	1987 Oct.	1988 April	
Barrie					0.9	0.3	0.4	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	Barrie
Brantford					4.7	2.0	1.8	2.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	Brantford
Calgary	0.3	0.8	1.6	1.0	0.7	1.8	11.7	13.8	6.9	2.7	3.1	3.9	5.4	4.3	3.8	Calgary
Cornwall					0.1	0.7	3.2	1.0	1.2	2.8	1.3	1.2	0.9	1.3	1.4	Cornwall
Chic-Jonquiere	1.1	0.5	2.1	2.2	0.5	2.4	3.5	1.9	1.8	3.2	4.0	9.0	8.9	10.5	7.2	Chic-Jonquiere
Edmonton	0.2	0.8	3.0	2.8	2.5	3.4	7.5	11.4	7.4	4.4	4.5	4.1	5.5	5.6	6.8	Edmonton
Guelph					1.6	1.8	1.9	0.3	0.6	0.1	0.4	0.1	0.0	0.2	0.1	Guelph
Halifax	3.0	2.3	3.0	2.6	0.9	0.9	2.1	0.9	0.7	0.6	2.0	2.3	3.9	4.4	4.7	Halifax
Hamilton	4.3	4.2	3.1	1.6	1.1	0.6	1.3	0.9	0.4	0.4	0.5	0.3	0.3	0.3	0.3	Hamilton
Kingston					3.2	0.9	1.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	Kingston
Kitchener	3.2	2.8	2.6	2.2	1.6	0.9	2.2	0.7	0.4	0.4	0.4	0.2	0.4	0.2	0.5	Kitchener
London	2.0	2.0	3.8	5.9	3.8	2.5	3.3	2.4	0.9	0.4	0.5	0.7	1.0	1.0	0.9	London
Montreal	1.4	3.4	4.4	3.5	2.1	1.7	2.6	2.6	2.0	1.6	1.3	1.8	1.7	3.6	3.9	Montreal
North Bay					0.5	0.7	0.8	0.5	0.4	0.2	0.3	0.7	1.1	0.4	0.4	North Bay
Oshawa	0.8	1.7	2.1	3.0	1.2	0.2	1.3	1.5	0.1	0.1	0.2	0.2	0.1	0.3	0.3	Oshawa
Ottawa-Hull	2.8	2.1	3.0	4.6	2.4	0.7	0.3	0.3	1.1	1.3	2.3	3.0	3.0	3.1	2.9	Ottawa-Hull
Peterborough					1.1	0.5	1.8	0.4	0.6	0.4	1.5	1.1	0.9	0.6	5.2	Peterborough
Quebec	0.8	1.5	3.1	2.8	2.0	1.7	3.7	3.2	1.3	1.5	5.4	3.2	4.1	2.6	4.9	Quebec
Regina	0.4	2.5	3.6	2.0	1.9	1.0	2.6	3.0	3.9	3.1	5.1	3.4	4.1	2.6	4.9	Regina
St. Cath-Niag.	1.7	1.7	1.6	2.6	1.9	1.3	3.0	1.0	0.6	0.3	5.1	0.8	1.0	0.5	1.2	St. Cath-Niag.
Saint John	9.2	8.9	2.7	3.1	3.4	4.9	4.0	4.6	4.3	3.1	7.5	4.8	5.4	4.2	3.8	Saint John
St. John's	4.4	10.8	7.0	2.2	0.9	7.6	5.1	4.7	3.7	2.0	4.9	4.9	9.1	10.1	10.8	St. John's
Saskatoon	0.2	1.0	3.7	2.2	1.8	2.1	3.4	4.8	3.5	2.5	5.6	2.8	4.7	4.3	8.6	Saskatoon
Sarnia					4.2	0.4	1.9	3.4	2.8	2.3	4.4	6.2	6.1	6.3	4.7	Sarnia
Sault Ste Marie					4.1	2.5	7.3	2.1	1.5	1.0	1.9	4.2	4.6	2.6	0.5	S S Marie
Sudbury	1.2	3.7	11.4	3.4	2.0	0.7	1.9	0.9	0.4	0.6	1.1	0.9	1.1	1.0	1.2	Sudbury
Thunder Bay	0.2	1.2	1.4	1.5	2.0	1.6	1.3	1.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	Thunder Bay
Toronto	1.2	0.9	1.2	1.0	0.4	0.4	1.2	0.8	0.5	0.4	0.3	0.1	0.1	0.1	0.2	Toronto
Vancouver	1.6	1.5	0.9	0.1	0.1	0.6	2.6	2.4	2.8	2.2	0.9	0.9	2.3	1.1	1.0	Vancouver
Victoria	3.1	4.4	1.7	0.1	0.1	0.6	2.7	3.7	3.3	1.9	2.4	0.6	1.1	0.4	1.0	Victoria
Windsor	1.7	0.9	1.5	3.7	8.3	7.0	2.7	1.0	0.7	0.7	0.5	1.0	1.1	0.7	1.1	Windsor
Winnipeg	1.1	1.6	4.6	4.8	4.3	2.1	1.4	1.0	0.9	0.9	1.1	1.6	2.0	2.8	3.0	Winnipeg
Aver(Weighted)	1.5	2.3	3.0	2.5	1.6	1.4	2.7	2.7	1.9	1.4	1.4	1.6	1.9	2.5	2.7	Aver(Weighted)

NOTE: Vacancy rates reported prior to 1987 are for units on the market at least 6 months; in 1987, a 3 month cutoff is used.

Table A2  
VACANCY RATES IN APARTMENT STRUCTURES  
Six Units or More

	Publicly Initiated					Public & Private				
	1986 April	1986 October	1987 April	1987 October	1988 April	1986 April	1986 October	1987 April	1987 October	1988 April
Calgary	9.3	8.1	5.0	4.6	4.3	3.9	4.4	5.3	4.3	3.9
Chic-Jonquiere	0.6	1.6	1.1	1.7	0.9	2.9	6.7	6.5	7.8	5.2
Edmonton	11.1	9.5	8.2	7.5	6.7	5.1	4.6	5.8	5.8	6.8
Halifax	1.6	2.4	2.8	3.1	1.8	1.9	2.3	3.8	4.2	4.2
Hamilton	2.0	2.2	0.1	1.4	1.0	0.7	0.6	0.2	0.5	0.4
Kitchener	0.0	0.1	0.0	0.0	0.1	0.4	0.2	0.4	0.2	0.4
London	0.9	0.1	0.2	0.1	0.1	0.6	0.6	0.9	0.9	0.8
Montreal	1.4	1.8	0.6	1.2	2.4	1.3	1.8	1.6	3.4	3.8
Oshawa	0.0	0.1	0.0	0.0	0.1	0.2	0.2	0.1	0.3	0.2
Ottawa-Hull	0.5	0.3	0.4	0.5	0.5	2.0	2.6	2.6	2.7	2.7
Quebec	0.3	0.3	0.4	0.5	0.9	1.3	2.7	2.6	4.8	4.5
Regina	0.7	0.5	0.4	0.3	1.0	4.6	2.9	3.5	2.2	4.2
St. Cath-Miag.	0.1	0.2	0.0	0.3	0.2	0.6	0.7	0.9	0.5	1.0
Saint John	3.3	3.4	3.9	4.6	3.4	4.6	4.4	5.0	4.3	3.7
St. John's	0.1	0.2	0.7	0.2	1.1	5.8	3.9	7.2	7.8	8.5
Saskatoon	0.0	0.9	0.2	2.1	0.3	5.0	2.6	4.1	4.0	7.6
Sudbury	0.7	0.2	0.2	0.3	0.1	0.9	0.7	0.8	0.8	0.9
Thunder Bay	0.0	0.0	0.1	0.4	0.1	0.7	1.6	2.2	1.6	1.5
Toronto	0.6	0.1	0.2	0.0	0.0	0.4	0.1	0.2	0.1	0.2
Vancouver	0.4	0.4	0.9	0.4	0.5	0.8	0.9	2.1	1.0	0.9
Victoria	0.9	0.7	0.6	0.1	0.9	2.3	0.6	1.0	0.3	1.0
Windsor	0.6	0.5	0.6	0.1	0.4	0.5	0.8	1.0	0.5	0.9
Winnipeg	0.9	1.0	0.8	1.2	1.8	1.1	1.5	1.8	2.5	2.7
Average(Weighted) Of CMA's	1.3	1.2	0.9	0.9	1.1	1.4	1.6	1.8	2.2	2.5

NOTE: Until 1987, vacancy rates are for projects completed at least 6 months; thereafter, a 3 month rent-up allowance is used.

Table A3

VACANCY RATE  
Toronto, April 1988

Zone	Location	Private Apt. 6+	Private Apt 3-5	Private Row	Overall Apr. 88	Private Oct. 87	Assisted Total	Overall Total
1-4	1 Toronto (Central)	0.2	1.0	0.0	0.2	0.1	0.1	0.2
	2 Toronto (East)	0.7	0.0	0.0	0.6	0.2	0.1	0.4
	3 Toronto (North)	0.3	0.7	0.0	0.3	0.1	0.0	0.3
	4 Toronto (West)	0.6	1.5	5.1	0.7	0.7	0.1	0.6
	Toronto City	0.3	0.9	2.8	0.4	0.3	0.1	0.3
5-7	5 Etobicoke (South)	0.2	3.3	0.0	0.5	0.4	0.0	0.4
	6 Etobicoke (Central)	0.0	0.0	0.0	0.0	0.1	0.1	0.0
	7 Etobicoke (North)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Etobicoke	0.1	2.9	0.0	0.2	0.2	0.0	0.1
	8 York City	0.1	1.0	0.0	0.2	0.1	0.0	0.1
	9 E. York Bor.	0.1	0.0	0.0	0.1	0.0	0.2	0.1
10-12	10 Scarb. (Central)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	11 Scarb. (North)	0.1		0.0	0.1	0.0	0.0	0.0
	12 Scarb. (East)	0.1	3.4	0.2	0.1	0.0	0.0	0.1
	Scarborough	0.0	0.8	0.1	0.1	0.0	0.0	0.0
13-17	13 N. York (SE)	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	14 N. York (NE)	0.1	0.0	0.0	0.0	0.0	0.0	0.0
	15 N. York (SW)	0.0	0.0		0.0	0.0	0.0	0.0
	16 N. York (N Cent)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	17 N. York (NW)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	N. York City	0.1	0.0	0.0	0.1	0.0	0.0	0.1
1-17	Metro Toronto	0.2	1.1	0.2	0.2	0.1	0.0	0.2
18-20	18 Mississauga (S)	0.1	0.0	0.5	0.1	0.1	0.0	0.1
	19 Mississauga (NW)	1.2	0.0	0.4	1.1	0.1	0.9	1.1
	20 Mississauga (NE)	0.3		0.1	0.3	0.2	0.1	0.2
	Mississauga	0.3	0.0	0.3	0.3	0.1	0.2	0.3
21-22	21 Brampton (W)	0.1	0.0	0.0	0.1	0.1	0.1	0.1
	22 Brampton (E)	0.6		0.0	0.6	0.5	0.1	0.5
	Brampton City	0.3	0.0	0.0	0.3	0.3	0.1	0.2
	23 Oakville Town	0.3	1.5	0.2	0.4	0.1	0.0	0.3
25-27	24 Caledon	0.0			0.0	0.0	3.2	2.0
	25 R. Hill, Vaughan, King	0.0	0.0	0.0	0.0	0.1	0.0	0.0
	26 Aurora, Newmarket, Whit-Stouff	0.2	0.0	0.0	0.1	0.1	0.0	0.1
	27 Markham Town	0.2			0.2	0.0	0.0	0.1
	York Region	0.1	0.0	0.0	0.1	0.0	0.0	0.1
	28 Ajax, Pickering	0.1	0.0	0.0	0.1	0.0	0.0	0.1
18-31	29 Milton, Halton Hills	0.2	3.0		0.4	0.0	0.0	0.3
	30 Orangeville	0.1	0.0		0.1		0.0	0.1
	31 Bradford, W. Gwillimbury	0.3	1.0	0.0	0.4		0.0	0.4
	Remaining Part Toronto CMA	0.3	0.6	0.2	0.3		0.2	0.3
1-31	Toronto CMA	0.2	1.0	0.2	0.2	0.1	0.1	0.2



Table A.4  
Vacancy Rate Private Universe  
Toronto Office April 1988

		Bachelor	One-Bed	Two-Bed	3+bed	Total	Size of Universe	# of Vacancies
	1 Toronto (Cent)	0.1	0.2	0.4	0.0	0.23	29393	69
	2 Toronto (East)	1.6	0.3	0.2	0.0	0.59	6139	36
	3 Toronto (North)	0.0	0.3	0.3	0.1	0.28	30702	85
	4 Toronto (West)	0.4	0.7	1.0	1.1	0.70	22123	155
1-4	Toronto City	0.3	0.4	0.5	0.4	0.39	88357	345
	5 Etobicoke (S)	0.0	0.5	0.6	0.2	0.47	10780	51
	6 Etobicoke (Cent)	0.0	0.0	0.0	0.1	0.03	15500	4
	7 Etobicoke (N)	0.0	0.0	0.0	0.0	0.02	5056	1
5-7	Etobicoke	0.0	0.2	0.2	0.1	0.18	31336	56
	8 York City	0.0	0.2	0.3	0.0	0.18	17583	32
	9 E. York Bor.	0.0	0.1	0.0	0.1	0.05	18318	10
	10 Scarb. (Cent)	0.0	0.0	0.0	0.1	0.01	14268	2
	11 Scarb. (N)	0.0	0.1	0.1	0.2	0.08	7311	6
	12 Scarb. (E)	0.9	0.1	0.1	0.1	0.10	10403	10
10-12	Scarborough	0.2	0.0	0.0	0.1	0.06	31982	18
	13 N. York (SE)	0.0	0.2	0.2	0.1	0.17	18858	32
	14 N. York (NE)	0.4	0.0	0.0	0.1	0.05	12389	6
	15 N. York (SW)	0.0	0.0	0.0	0.0	0.00	9722	0
	16 N. York (N Cent)	0.6	0.0	0.0	0.1	0.03	11973	4
	17 N. York (NW)	0.5	0.0	0.0	0.0	0.04	13908	6
13-17	N. York City	0.2	0.1	0.1	0.1	0.07	66850	48
1-17	Metro Toronto	0.2	0.2	0.2	0.1	0.20	254426	509
	18 Mississauga (S)	0.3	0.1	0.1	0.2	0.10	11957	12
	19 Mississauga (NW)	2.5	1.5	0.6	1.6	1.12	4900	55
	20 Mississauga (NE)	0.0	0.1	0.3	0.3	0.25	13104	33
18-20	Mississauga	0.6	0.3	0.3	0.6	0.33	29961	100
	21 Brampton (W)	0.0	0.0	0.1	0.0	0.07	5911	4
	22 Brampton (E)	0.0	0.4	0.5	0.9	0.55	4153	23
21-22	Brampton City	0.0	0.2	0.3	0.5	0.27	10064	27
	23 Oakville Town	0.0	0.3	0.3	0.8	0.35	4834	17
	24 Caledon	0.0	0.0	0.0	0.0	0.00	78	0
	25 R. Hill, Vaughan, King	0.0	0.0	0.0	0.0	0.00	1951	0
	26 Aurora, Newmarket, Whit-St	0.0	0.2	0.1	0.0	0.12	1631	2
	27 Markham Town	0.0	0.5	0.0	0.0	0.19	1059	2
25-27	York Region	0.0	0.2	0.0	0.0	0.09	4641	4
	28 Ajax, Pickering	0.0	0.0	0.3	0.0	0.14	2202	3
	29 Milton, Halton Hills	8.5	0.4	0.1	0.0	0.38	1587	6
	30 Orangeville	2.1	0.0	0.0	0.0	0.13	800	1
	31 Bradford, W. Gwillimbury	0.0	0.6	0.4	0.0	0.43	462	2
18-31	Remaining Part Toronto CMA	0.6	0.3	0.2	0.5	0.29	54629	161
1-31	Toronto CMA	0.3	0.2	0.2	0.2	0.22	309055	670

Appendix B : TORONTO CMA ZONE BOUNDARIES  
(April 1988)

Zone	North	East	South	West	Census Tracts
1 Toronto-Central	CPR Line	Don River & City Limits	Lake	Bathurst	2,11-17,30-39,59-68,86-92
2 -East	City Limits	City Limits	Lake	Don River	1,18-29,69-85
3 -North	City Limits	City Limits	CPR Line	City Limit & Bathurst	117-142
4 -West	City Limits	Bathurst St	Lake	City Limits	3-10,40-58,93-116
5 Etobicoke-South	Bloor St W	City Limits	Lake	City Limits	200-220
6 -Central	Hwy 401	City Limits	Bloor St W	City Limits	221-243
7 -North	Steeles Av	City Limits	Hwy 401	City Limits	244-250
8 York City					150-176
9 East York					180-196
10 Scarborough-Central	Hwy 401	Brimley Rd & McCowan Rd	Lake	City Limits	334-353,369-373
11 -North	Steeles Av	City Limits	Hwy 401 & Twyn Rd	City Limits	374-378
12 -East	Hwy 401 & Twyn R.	City Limits	Lake	Brimley Rd & McCowan Rd	330-333,354-368,802
13 N. York -South	Hwy 401	City Limits	City Limits	Yonge St.	260-274
14 -NE	Steeles Av	City Limits	Hwy 401	Yonge St	300-307,321-324
15 -SW	Hwy 401	Yonge St. & City Limits	City Limits	City Limits	275-287
16 -North	Steeles Av	Yonge St	Hwy 401	Dufferin St & Allen Exp	288,297-299,308-310,317-320
17 -NW	Steeles Av	Dufferin St & Etobicoke Cr	Hwy 401	Humber R	289-296,311-316
18 Mississauga-S	Dundas St	Credit R	Lake	City Limits	500-515,540
19 -NW	Hwy 401	City Limits	Hwy 5	City Limits	516,550
20 -NE	Steeles Av	City Limits	Dundas St	Credit R	517-532
21 Brampton-West	#10 Side Rd	Heart Lake Rd	Steeles Av	2nd Line	570-576
22 -East	Hwy 7	Torbram Rd	Steeles Av	Heart Lake Rd	560-564
23 Oakville					600-615
24 Caledon					585-587
25 King					460-461
Richmond Hill					420-424
Vaughan					410-413
26 Aurora					440-442
E. Gwillimbury					455-456
Georgina					470-473
Georgina Is					474-476
Newmarket					450-452
Whit/Stouff					430-431
27 Markham					400-403
28 Ajax					810-812
Pickering					800,801,803-807,820
Uxbridge					830-832
29 Halton					630-639
Milton					620-626
30 Orangeville					590-592
31 Bradford					480-481
Tecumseh/Beeton					484
Tottenham					483
W. Gwillimbury					482



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# ***Rental Market Survey***

***October 1988***

***Toronto CMA***









February 1989

CMHC RENTAL MARKET SURVEY -- Toronto CMA

October 1988

We are pleased to provide you with the results of our semi-annual rental market survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing six or more self-contained units, buildings with three to five units, and row structures. Both privately initiated and publicly assisted units are included in the survey.

Rents charged for both occupied and vacant units are also collected.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact the Toronto Branch Market Analyst at (416) 781-2451.

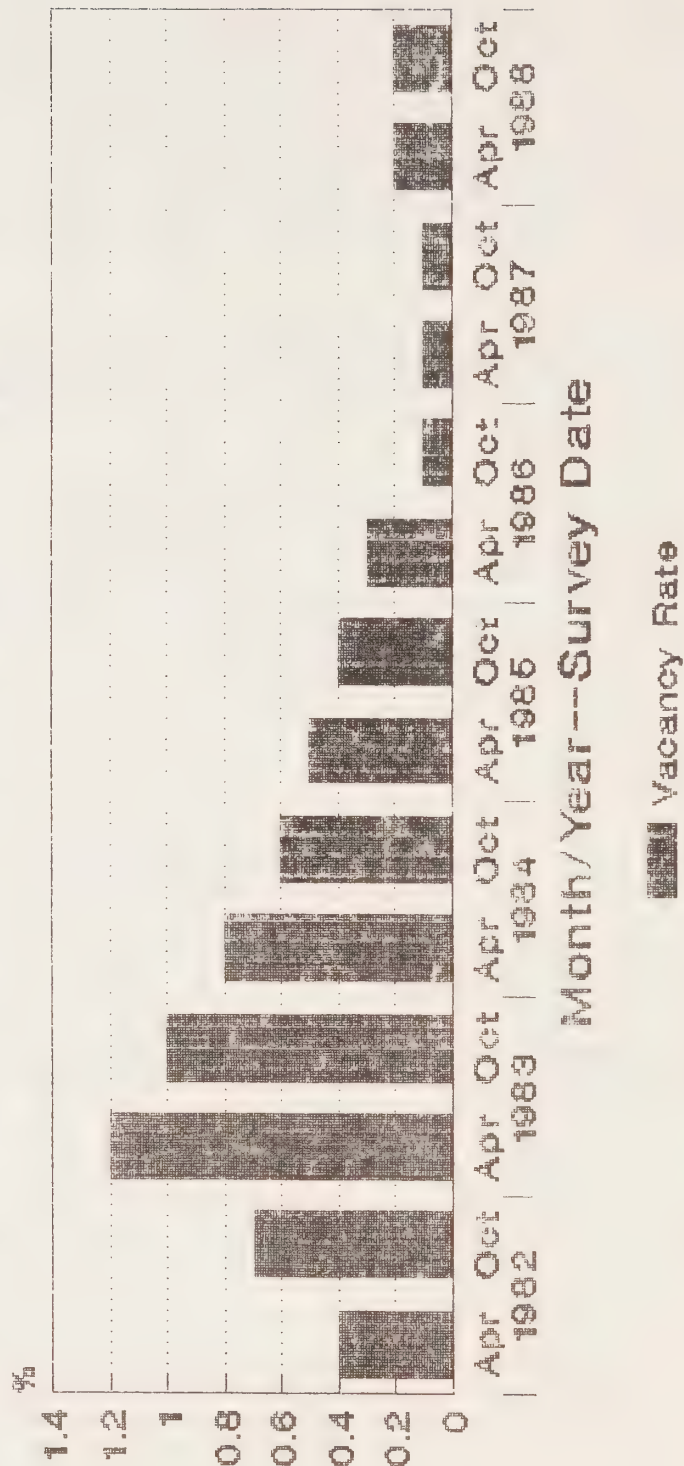
W. J. Beatty  
Acting Manager  
Toronto Branch







# VACANCY RATES TORONTO CMA, 1982-1988



(Apartments Six Units And Over)

VACANCY RATES BY BEDROOM TYPE -- HISTORICAL COMPARISON  
PRIVATE APARTMENTS, SIX UNITS AND OVER  
TORONTO CMA, OCTOBER 1988

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
SURVEY DATE					
1982 -- APRIL	.7	.2	.4	.8	.4
OCTOBER	1.0	.5	.7	.8	.7
1983 -- APRIL	1.6	.9	1.3	1.8	1.2
OCTOBER	.9	.8	1.1	1.5	1.0
1984 -- APRIL	.8	.6	.9	1.0	.8
OCTOBER	.8	.5	.7	.6	.6
1985 -- APRIL	.9	.3	.3	.4	.5
OCTOBER	.6	.2	.2	.2	.4
1986 -- APRIL	.5	.3	.3	.3	.3
OCTOBER	.2	.1	.1	.1	.1
1987 -- APRIL	.4	.1	.1	.1	.1
OCTOBER	.2	.1	.1	.1	.1
1988 -- APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2

### CONTINUING STRONG DEMAND

Since October 1986, the vacancy rate has remained very low in all structures for all bedroom types. The last survey in which the vacancy rate surpassed 1.5% for the Toronto CMA was in October 1975. It is estimated that vacancy rates will not ease for some time due to:

- ° a continuing strong demand for rental accommodation generated by a strong economy, and related high levels of migration to the Greater Toronto Area;
- ° slower rates of family versus non-family household formation; and
- ° increasing difficulty for entry-level buyers to purchase a home as a result of high house prices.

Strong demand for housing has continued through 1988. The unemployment rate in October 1988 was a mere 3.2% in Toronto which has contributed to the demand for both rental and ownership housing. The National unemployment rate in October was 7.9%.

## IN-MIGRATION

For the period from October 1987 to September 1988, net interprovincial migration to Ontario was roughly 19,000 persons. In the same period, net international migration was approximately 65,000 persons. A large number of these 84,000 migrants are attracted to the Greater Toronto Area. Extremely tight vacancy rates and rapid increases in house prices have not dramatically reduced the number of people coming to work and live in the area, however, migration is expected to taper off with the slowing of the economy.

## STARTS AND COMPLETIONS

Although starts and completions for private rental housing are up in 1988, many of these are rental syndication projects (essentially investor-owned condominiums) and co-op ILM projects sponsored by the Federal government. Starts for assisted rental housing should rise in the next few years as the Provincial government increases its delivery of non-profit units.

### HOUSING COMPLETIONS BY TENURE HISTORICAL COMPARISON TORONTO CMA, OCTOBER 1988

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
1984	14136	1206	4937	3904	24183
1985	15594	704	1943	1640	19881
1986	21038	2289	1565	2169	27061
1987	27929	6389	646	1560	36524
1988	25041	5125	3353	723	34242

### HOUSING STARTS BY TENURE HISTORICAL COMPARISON TORONTO CMA, OCTOBER 1988

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
1984	14631	912	1297	2380	19220
1985	19694	2765	2152	2667	27278
1986	26255	5714	1560	1057	34586
1987	29849	12488	1789	2392	46518
1988	20839	12834	2698	2421	38792

## RENT RESULTS

Average rents in the Toronto CMA over the last 12 months (October 1987 to October 1988) rose by approximately:

- ° 5.5% for bachelor units;
- ° 4.1% for 1-bedroom units;
- ° 5.0% for 2-bedroom units; and
- ° 7.3% for 3-bedroom units.

These increases are essentially in line with the Provincial statutory rent review guideline of 4.7% for 1988. The guideline for 1989 is 4.6%.

### AVERAGE RENTS OF ALL UNITS AND VACANT UNITS PRIVATE APARTMENTS, SIX UNITS AND OVER TORONTO CMA, OCTOBER 1988

	ALL UNITS	VACANT
BACHELOR	409	482
1-BEDROOM	493	751
2-BEDROOM	596	1053
3-BEDROOM	738	1082

Rents vary widely across the Toronto CMA, which can be attributed to location, amenities, quality of construction, and notably, the age of rental housing stock. The cities of Toronto, Mississauga, Oakville and Brampton where most recent rental construction has taken place, tend to have relatively high rents. Etobicoke, the City of York, Scarborough, East York, and North York where much of the rental stock is over 15 years old, tend to have relatively low rents.

The price of a vacant rental unit is quite different from all units in the private universe. In October 1988, the average rent of a 2-bedroom vacant unit in the Toronto CMA is \$1053. In comparison, the average rent for all 2-bedroom units surveyed is \$596. Units in this lower price range have been subject to rent review for the past 13 years and are considered to be very difficult to obtain.



AVERAGE RENTS AND 12-MONTH CHANGE, PRIVATE APARTMENTS -- 6 UNITS AND OVER, BY BEDROOM TYPE  
TORONTO CMA, OCTOBER 1988

7

ZONE	LOCATION	OCT 88	OCT 88	OCT 88	OCT 88	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	12-MONTH % CHANGE	12-MONTH % CHANGE	12-MONTH % CHANGE	12-MONTH % CHANGE
1	Toronto (Central)	445	576	772	1146	6.7	4.0	5.7	3.7
2	Toronto (East)	334	436	531	640	6.6	3.9	4.3	16.0
3	Toronto (North)	402	501	691	1123	5.6	5.3	4.2	.3
4	Toronto (West)	405	501	614	867	3.3	2.0	*	6.1
1-4	Toronto City	419	527	692	1083	5.6	3.8	3.9	2.5
5	Etobicoke (South)	324	386	468	532	6.9	3.4	3.4	-4.3
6	Etobicoke (Central)	392	473	594	755	7.3	2.2	2.7	1.4
7	Etobicoke (North)	339	450	568	679	-6.5	-.1	7.8	7.8
5-7	Etobicoke City	337	438	562	727	6.7	2.3	3.8	2.2
8	York City	355	475	571	761	12.8	8.7	9.7	15.5
9	East York (Borough)	377	444	541	730	-1.8	-2.0	5.0	8.5
10	Scarborough (Central)	418	476	536	644	8.0	7.2	5.1	5.4
11	Scarborough (North)	401	567	655	792	13.4	4.9	4.2	5.7
12	Scarborough (East)	548	500	595	688	9.5	11.3	9.5	8.5
10-12	Scarborough City	455	491	577	694	8.9	7.7	6.3	6.6
13	North York (Southeast)	341	477	555	637	4.4	7.5	4.7	5.3
14	North York (Northeast)	620	575	685	809	2.2	7.5	5.8	32.8
15	North York (Southwest)	347	436	532	661	-3.5	-.4	2.5	5.7
16	North York (N. Central)	365	451	543	654	6.3	.2	1.4	.5
17	North York (Northwest)	392	447	518	617	3.1	3.0	3.2	4.8
13-17	North York City	421	472	563	677	1.4	3.8	3.7	11.0
13-17	Metropolitan Toronto	411	489	586	734	5.5	3.9	4.5	7.1
18	Mississauga (South)	374	467	562	643	5.4	4.5	4.7	4.3
19	Mississauga (Northwest)	533	661	765	863	11.1	8.8	10.1	9.3
20	Mississauga (Northeast)	357	548	677	762	9.4	6.7	7.6	9.4
18-20	Mississauga City	381	524	644	746	6.9	5.8	6.8	7.7
21	Brampton (West)	385	485	590	573	7.8	4.3	5.2	3.6
22	Brampton (East)	466	619	716	814	10.5	5.6	5.7	5.9
21-22	Brampton City	412	529	644	753	8.5	5.0	5.4	5.4
23	Oakville Town	345	487	592	785	8.5	5.8	5.8	4.3
24	Caledon	*	439	521	*	*	13.0	10.4	4.7
25	R. Hill, Vaughan, King	412	475	560	724	4.0	5.5	4.6	3.5
26	Aurora, Newm., Whit-St.	325	473	557	669	1.2	7.6	5.8	9.5
27	Markham Town	357	439	482	567	-.3	2.0	-1.0	3.2
25-27	York Region	372	465	538	670	2.1	5.2	3.7	4.9
28	Pickering, Ajax, Uxbridge	*	402	576	770	-.2	8.9	6.8	14.4
29	Milton, Halton Hills	406	438	547	680	14.2	4.3	5.6	*
30	Orangeville	353	425	476	*	6.6	5.4	-.2	4.9
31	Bradford, W. Gwillimbury	354	382	501	514	*	*	*	*
18-31	Remaining Toronto CMA	380	510	622	749	6.7	5.5	6.0	7.9
1-31	Toronto CMA	409	493	596	738	5.5	4.1	5.0	7.3

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

## OUTLOOK

Our expectation is that vacancy rates will continue to be low but will ease slightly over the next 12 months. All indicators suggest that the an easing effect on the vacancy rate will occur due to: the completion of more investor-owned condominiums; the realization of Provincial programs and commitments designed to provide more affordable rental and ownership housing; lower rates of migration from other provinces; and stepped-down growth in the economy.

Provincial rent review will continue to have a moderating effect on rents charged in the Toronto CMA. Rents are expected to rise by approximately 5.5 to 6.0% which takes into consideration the Provincial statutory increase and the rental increase decisions being handed down by the Ontario Ministry of Housing's rent review board.

## A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- ° condominiums which are individually owned and rented to tenants on a private basis; and
- ° structures with less than three rental units (including basement and accessory apartments).

Please note that rents are recorded for privately initiated projects of three units and over but not for assisted rental projects.

Furthermore, Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

## TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

In October 1988, 87.1% of the estimated private rental universe in the Toronto CMA was sampled. Vacancy data was acquired for 95.4% of the sample, while rental rate information was obtained for 70.1% of the sampled units.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. In addition, average rents have been calculated by structure size, geographic area, and number of bedrooms for both vacant and occupied units. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact the Toronto Branch Market Analyst at (416) 781-2451.

## DEFINITIONS

There are four universes\* which comprise the total rental stock of buildings included in the survey:

- ° privately initiated rental apartments in buildings containing 6 or more apartment units;
- ° privately initiated rental apartments in buildings containing 3 to 5 units;
- ° privately initiated rental units in row housing projects; and
- ° publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Area (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census. Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has been assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

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\*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.





## A P P E N D I X

L I S T   O F   T A B L E S

Vacancy Rates By Zone, Private Apartments--Six Units and Over

Summary of Bachelor Units By Zone, Private Apartments--Six Units and Over

Summary of 1-Bedroom Units By Zone, Private Apartments--Six Units and Over

Summary of 2-Bedroom Units By Zone, Private Apartments--Six Units and Over

Summary of 3-Bedroom Units By Zone, Private Apartments--Six Units and Over

Estimated Private Universe and Number Of Vacant Units (6+, 3-5, and Row)

Estimated Private and Public Universe and Number of Vacant Units, Totals

Ontario Vacancy Results, Privately Initiated Row And Apartment Units,  
Completed Prior To July 1988

Ontario Vacancy Results, Privately Initiated Row And Apartment Units,  
Completed Prior To July 1988 (Continued)

Vacancy Rates in Apartment Structures of Six Units and Over  
(Privately Initiated), Selected Centres Across Canada

Vacancy Rates in Apartment Structures of Six Units and Over  
(Privately and Publicly Initiated), Selected Centres Across Canada

Toronto CMA Zone Boundaries

Map--Rental Market Survey Zones



## VACANCY RATES BY ZONE, PRIVATE APARTMENTS -- SIX UNITS AND OVER, TORONTO CMA, OCTOBER 1988

ZONE	LOCATION	OCTOBER 1987	APRIL 1988	OCTOBER 1988	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.1	.2	.1	34	27343
2	Toronto (East)	.2	.7	.0	2	4936
3	Toronto (North)	.3	.3	.1	36	28926
4	Toronto (West)	.6	.6	.7	144	19568
1-4	Toronto City	.2	.3	.3	216	80773
5	Etobicoke (South)	.4	.2	.1	10	9617
6	Etobicoke (Central)	.1	.0	.0	7	14539
7	Etobicoke (North)	.0	.0	.1	4	4038
5-7	Etobicoke City	.2	.1	.1	21	28194
8	York City	.0	.1	.1	10	15888
9	East York (Borough)	.0	.1	.0	2	17947
10	Scarborough (Central)	.0	.0	.1	7	13460
11	Scarborough (North)	.0	.1	.0	1	6371
12	Scarborough (East)	.0	.1	.1	14	9857
10-12	Scarborough City	.0	.0	.1	22	29688
13	North York (Southeast)	.0	.2	.0	8	16974
14	North York (Northeast)	.0	.1	.1	10	11115
15	North York (Southwest)	.0	.0	.0	1	9497
16	North York (N. Central)	.0	.0	.0	4	11812
17	North York (Northwest)	.0	.0	.1	9	12680
13-17	North York City	.0	.1	.1	32	62078
1-17	Metropolitan Toronto	.1	.2	.1	303	234568
18	Mississauga (South)	.1	.1	.1	14	11396
19	Mississauga (Northwest)	.1	1.2	.2	8	4056
20	Mississauga (Northeast)	.2	.3	.8	91	11929
18-20	Mississauga City	.1	.3	.4	113	27381
21	Brampton (West)	.1	.1	.1	4	5113
22	Brampton (East)	.5	.6	.7	25	3773
21-22	Brampton City	.3	.3	.3	29	8886
23	Oakville Town	.1	.3	.4	18	4309
24	Caledon	*	.0	.0	0	80
25	R. Hill, Vaughan, King	*	.0	.0	0	1789
26	Aurora, Newm., Whit-St.	*	.2	.9	13	1456
27	Markham Town	.0	.2	.1	1	1061
25-27	York Region	.0	.1	.3	14	4306
28	Pickering, Ajax, Uxbridge	.0	.1	.1	1	1835
29	Milton, Halton Hills	*	.2	.1	1	1319
30	Orangeville	*	.1	.0	0	739
31	Bradford, W. Gwillimbury	*	.3	.0	0	354
18-31	Remaining Toronto CMA	*	.3	.4	176	49209
1-31	Toronto CMA	.1	.2	.2	479	283777

\* Sample too small or not available



SUMMARY OF BACHELOR UNITS BY ZONE  
PRIVATE APARTMENTS, SIX UNITS AND OVER  
TORONTO CMA

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ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1988 SUMMARY				
		APRIL 1987	OCTOBER 1987	APRIL 1988	OCTOBER 1988 VACANT UNITS	SIZE OF UNIVERSE	AVERAGE 12-MONTH RENT	% CHANGE	
1	Toronto (Central)	1.0	.2	.1	.1	6	7175	445	6.7
2	Toronto (East)	.6	.0	2.0	.2	2	943	334	6.6
3	Toronto (North)	.1	.0	.0	.1	5	5058	402	5.6
4	Toronto (West)	.3	.5	.4	.5	27	4946	405	3.3
1-4	Toronto City	.5	.2	.3	.2	40	18122	419	5.6
5	Etobicoke (South)	.0	.5	.0	1.0	8	784	324	6.9
6	Etobicoke (Central)	.0	.0	.0	.0	0	96	392	7.3
7	Etobicoke (North)	.0	.0	.0	.0	0	24	339	-6.5
5-7	Etobicoke City	.0	.4	.0	.9	8	904	337	6.7
8	York City	.0	.3	.0	.2	3	1683	355	12.8
9	East York (Borough)	.2	.0	.0	.0	0	1094	377	-1.8
10	Scarborough (Central)	.0	.0	.0	.3	1	340	418	8.0
11	Scarborough (North)	.0	.0	.0	.0	0	81	401	13.4
12	Scarborough (East)	.0	.0	.0	.0	0	192	548	9.5
10-12	Scarborough City	.0	.0	.0	.2	1	613	455	8.9
13	North York (Southeast)	.0	.7	.0	.0	0	153	341	4.4
14	North York (Northeast)	.0	.0	.4	.0	0	238	620	2.2
15	North York (Southwest)	.0	.0	.0	.0	0	339	347	-3.5
16	North York (N. Central)	.0	.0	.6	.6	1	171	365	6.3
17	North York (Northwest)	.0	.0	.5	.0	0	185	392	3.1
13-17	North York City	.0	.1	.2	.1	1	1086	421	1.4
1-17	Metropolitan Toronto	.4	.2	.2	.2	53	23502	411	5.5
18	Mississauga (South)	.0	.0	.3	.6	2	343	374	5.4
19	Mississauga (Northwest)	.0	.0	2.8	.0	0	56	533	11.1
20	Mississauga (Northeast)	.0	.0	.0	.4	1	254	357	9.4
18-20	Mississauga City	.0	.0	.6	.5	3	653	381	6.9
21	Brampton (West)	.0	.0	.0	.0	0	143	385	7.8
22	Brampton (East)	.0	1.5	.0	1.4	1	70	466	10.5
21-22	Brampton City	.0	.5	.0	.5	1	213	412	8.5
23	Oakville Town	1.5	.0	.0	.0	0	147	345	8.5
24	Caledon	*	*	.0	.0	0	9	*	*
25	R. Hill, Vaughan, King	.0	1.2	.0	.0	0	95	412	4.0
26	Aurora, Newm., Whit-St.	.0	.0	.0	.0	0	77	325	1.2
27	Markham Town	.0	.0	.0	.0	0	13	357	-.3
25-27	York Region	.0	.6	.0	.0	0	185	372	2.1
28	Pickering, Ajax, Uxbridge	.0	.0	.0	.0	0	11	*	-.2
29	Milton, Halton Hills	*	.0	4.2	.0	0	21	406	14.2
30	Orangeville	*	*	2.2	.0	0	63	353	6.6
31	Bradford, W. Gwillimbury	*	*	.0	.0	0	13	354	*
18-31	Remaining Toronto CMA	*	*	.5	.3	4	1315	380	6.7
1-31	Toronto CMA	.4	.2	.3	.2	57	24817	409	5.5

\* Sample too small or not available

NOTE: 12-month % change is based on a matched sample

SUMMARY OF 1-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS, SIX UNITS AND OVER  
TORONTO CMA

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ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1988 SUMMARY				
		APRIL 1987	OCTOBER 1987	APRIL 1988	OCTOBER 1988 VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT	12-MONTH % CHANGE	
1	Toronto (Central)	.1	.0	.2	.1	16	14082	576	4.0
2	Toronto (East)	.1	.3	.3	.0	0	2831	436	3.9
3	Toronto (North)	.0	.0	.3	.2	24	15198	501	5.3
4	Toronto (West)	.4	.7	.6	.7	69	9904	501	2.0
1-4	Toronto City	.2	.2	.3	.3	109	42015	527	3.8
5	Etobicoke (South)	.0	.3	.1	.0	1	4188	386	3.4
6	Etobicoke (Central)	.0	.0	.0	.1	3	4157	473	2.2
7	Etobicoke (North)	.1	.0	.0	.0	0	693	450	-1.0
5-7	Etobicoke City	.0	.2	.1	.0	4	9038	438	2.3
8	York City	.1	.0	.1	.1	6	8036	475	8.7
9	East York (Borough)	.0	.0	.1	.0	2	9535	444	-2.0
10	Scarborough (Central)	.0	.0	.0	.0	1	6029	476	7.2
11	Scarborough (North)	.0	.0	.1	.0	1	2023	567	4.9
12	Scarborough (East)	.0	.0	.1	.2	6	2751	500	11.3
10-12	Scarborough City	.0	.0	.0	.1	8	10803	491	7.7
13	North York (Southeast)	.0	.0	.2	.0	1	5899	477	7.5
14	North York (Northeast)	.0	.0	.0	.2	7	3622	575	7.5
15	North York (Southwest)	.1	.0	.0	.0	0	3809	436	-.4
16	North York (N. Central)	.0	.0	.0	.0	0	4376	451	.2
17	North York (Northwest)	.0	.1	.0	.0	2	4673	447	3.0
13-17	North York City	.0	.0	.1	.0	10	22379	472	3.8
1-17	Metropolitan Toronto	.1	.1	.2	.1	139	101806	489	3.9
18	Mississauga (South)	.0	.0	.1	.1	4	4734	467	4.5
19	Mississauga (Northwest)	.0	.0	1.6	.1	2	1361	661	8.8
20	Mississauga (Northeast)	.1	.1	.1	.3	12	3768	548	6.7
18-20	Mississauga City	.0	.1	.3	.2	18	9863	524	5.8
21	Brampton (West)	.0	.1	.1	.0	0	2003	485	4.3
22	Brampton (East)	.0	.5	.4	.6	6	966	619	5.6
21-22	Brampton City	.0	.2	.2	.2	6	2969	529	5.0
23	Oakville Town	.3	.1	.2	.2	3	1353	487	5.8
24	Caledon	*	*	.0	.0	0	26	439	13.0
25	R. Hill, Vaughan, King	.0	.0	.0	.0	0	637	475	5.5
26	Aurora, Newm., Whit-St.	.0	.2	.2	.2	1	615	473	7.6
27	Markham Town	.0	.0	.5	.2	1	420	439	2.0
25-27	York Region	.0	.1	.2	.1	2	1672	465	5.2
28	Pickering, Ajax, Uxbridge	.0	.0	.0	.0	0	149	402	8.9
29	Milton, Halton Hills	*	.0	.0	.2	1	511	438	4.3
30	Orangeville	*	*	.0	.0	0	337	425	5.4
31	Bradford, W. Gwillimbury	*	*	.8	.0	0	113	382	*
18-31	Remaining Toronto CMA	*	*	.3	.2	30	16993	510	5.5
1-31	Toronto CMA	.1	.1	.2	.1	169	118799	493	4.1

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

SUMMARY OF 2-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS, SIX UNITS AND OVER  
TORONTO CMA

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ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1988 SUMMARY				
		APRIL 1987	OCTOBER 1987	APRIL 1988	OCTOBER 1988	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT	12-MONTH % CHANGE
1	Toronto (Central)	.0	.0	.3	.2	10	5541	772	5.7
2	Toronto (East)	.8	.0	.2	.0	0	1130	531	4.3
3	Toronto (North)	.5	.1	.3	.1	5	7494	691	4.2
4	Toronto (West)	.6	.7	.9	1.0	41	4147	614	*
1-4	Toronto City	.4	.2	.4	.3	56	18312	692	3.9
5	Etobicoke (South)	.0	.4	.3	.0	0	4359	468	3.4
6	Etobicoke (Central)	.0	.2	.0	.0	3	7656	594	2.7
7	Etobicoke (North)	.0	.0	.0	.1	2	2405	568	7.8
5-7	Etobicoke City	.0	.2	.1	.0	5	14420	562	3.8
8	York City	.8	.0	.2	.0	0	5526	571	9.7
9	East York (Borough)	.1	.0	.1	.0	0	6244	541	5.0
10	Scarborough (Central)	.0	.0	.0	.0	3	6256	536	5.1
11	Scarborough (North)	.0	.0	.1	.0	0	3590	655	4.2
12	Scarborough (East)	.0	.0	.1	.1	7	5557	595	9.5
10-12	Scarborough City	.0	.0	.0	.1	10	15403	577	6.3
13	North York (Southeast)	.0	.0	.2	.0	3	8837	555	4.7
14	North York (Northeast)	.0	.0	.0	.1	3	5425	685	5.8
15	North York (Southwest)	.0	.0	.0	.0	0	4486	532	2.5
16	North York (N. Central)	.0	.0	.0	.1	3	5600	543	1.4
17	North York (Northwest)	.0	.0	.0	.1	7	6360	518	3.2
13-17	North York City	.0	.0	.1	.1	16	30708	563	3.7
1-17	Metropolitan Toronto	.1	.1	.1	.1	87	90613	586	4.5
18	Mississauga (South)	.4	.1	.1	.1	8	5500	562	4.7
19	Mississauga (Northwest)	.1	.3	.6	.0	1	2074	765	10.1
20	Mississauga (Northeast)	.2	.2	.3	1.1	75	6625	677	7.6
18-20	Mississauga City	.2	.2	.3	.6	84	14199	644	6.8
21	Brampton (West)	.2	.0	.1	.1	4	2738	590	5.2
22	Brampton (East)	.1	.3	.5	.6	12	2074	716	5.7
21-22	Brampton City	.1	.1	.3	.3	16	4812	644	5.4
23	Oakville Town	.2	.0	.3	.3	8	2385	592	5.8
24	Caledon	*	*	.0	.0	0	38	521	10.4
25	R. Hill, Vaughan, King	.0	.0	.0	.0	0	958	560	4.6
26	Aurora, Newm., Whit-St.	.0	.0	.2	1.1	8	697	557	5.8
27	Markham Town	.0	.0	.0	.0	0	576	482	-1.0
25-27	York Region	.0	.0	.0	.4	8	2231	538	3.7
28	Pickering, Ajax, Uxbridge	.1	.0	.3	.1	1	842	576	6.8
29	Milton, Halton Hills	*	.0	.1	.0	0	737	547	5.6
30	Orangeville	*	*	.0	.0	0	331	476	.2
31	Bradford, W. Gwillimbury	*	*	.0	.0	0	187	501	*
18-31	Remaining Toronto CMA	*	*	.3	.5	117	25762	622	6.0
1-31	Toronto CMA	.2	.1	.2	.2	204	116375	596	5.0

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

SUMMARY OF 3-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS, SIX UNITS AND OVER

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TORONTO CMA

PREVIOUS VACANCY RATES

OCTOBER 1988 SUMMARY

ZONE	LOCATION	APRIL	OCTOBER	APRIL	OCTOBER	VACANT	SIZE OF	AVERAGE	12-MONTH
		1987	1987	1988					
					1988	UNITS	UNIVERSE	RENT	% CHANGE
1	Toronto (Central)	.0	.0	.0	.4	2	545	1146	3.7
2	Toronto (East)	.0	.0	.0	.0	0	33	640	16.0
3	Toronto (North)	.2	.2	.1	.1	1	1177	1123	.3
4	Toronto (West)	.0	.0	1.0	1.4	8	570	867	6.1
1-4	Toronto City	.1	.1	.3	.5	11	2325	1083	2.5
5	Etobicoke (South)	.0	.0	.3	.0	0	287	532	-4.3
6	Etobicoke (Central)	.0	.1	.1	.0	1	2630	755	1.4
7	Etobicoke (North)	.2	.1	.0	.2	2	916	679	7.8
5-7	Etobicoke City	.1	.1	.1	.1	3	3833	727	2.2
8	York City	.0	.0	.0	.0	0	642	761	15.5
9	East York (Borough)	.0	.0	.1	.0	0	1073	730	8.5
10	Scarborough (Central)	.0	.0	.1	.2	2	835	644	5.4
11	Scarborough (North)	.0	.1	.2	.0	0	677	792	5.7
12	Scarborough (East)	.2	.1	.1	.0	0	1357	688	8.5
10-12	Scarborough City	.1	.1	.1	.1	2	2869	694	6.6
13	North York (Southeast)	.0	.0	.2	.2	4	2085	637	5.3
14	North York (Northeast)	.0	.0	.2	.0	0	1830	809	32.8
15	North York (Southwest)	.2	.0	.0	.1	1	863	661	5.7
16	North York (N. Central)	.0	.0	.1	.0	0	1665	654	.5
17	North York (Northwest)	.0	.0	.0	.0	0	1463	617	4.8
13-17	North York City	.0	.0	.1	.1	5	7906	677	11.0
1-17	Metropolitan Toronto	.0	.0	.1	.1	21	18648	734	7.1
18	Mississauga (South)	.1	.1	.0	.0	0	819	643	4.3
19	Mississauga (Northwest)	.0	.0	2.5	.9	5	565	863	9.3
20	Mississauga (Northeast)	.5	.2	.3	.2	3	1282	762	9.4
18-20	Mississauga City	.3	.1	.8	.3	8	2666	746	7.7
21	Brampton (West)	.0	.4	.0	.0	0	229	573	3.6
22	Brampton (East)	.0	1.2	1.2	.9	6	663	814	5.9
21-22	Brampton City	.0	1.0	.9	.7	6	892	753	5.4
23	Oakville Town	.4	.2	1.2	1.7	7	424	785	4.3
24	Caledon	*	*	.0	.0	0	7	*	4.7
25	R. Hill, Vaughan, King	.0	.0	.0	.0	0	99	724	3.5
26	Aurora, Newm., Whit-St.	.0	.0	.0	6.0	4	67	669	9.5
27	Markham Town	.0	.0	.0	.0	0	52	567	3.2
25-27	York Region	.0	.0	.0	1.8	4	218	670	4.9
28	Pickering, Ajax, Uxbridge	.0	.0	.0	.0	0	833	770	14.4
29	Milton, Halton Hills	*	.0	.0	.0	0	50	680	*
30	Orangeville	*	*	.0	.0	0	7	*	4.9
31	Bradford, W. Gwillimbury	*	*	.0	.0	0	40	514	*
18-31	Remaining Toronto CMA	*	*	.6	.5	25	5137	749	7.9
1-31	Toronto CMA	.1	.1	.2	.2	46	23785	738	7.3

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample



## ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3-5, AND ROW)

TORONTO CMA, OCTOBER 1988

ZONE	LOCATION	6+ APT			3-5 APT			ROW		
		PRIVATE VACANCY			PRIVATE VACANCY			PRIVATE VACANCY		
		VACANT	6+ APT	RATE	VACANT	3-5 APT	RATE	VACANT	ROW	RATE
1	Toronto (Central)	34	27343	.1	46	1011	1.7	2	*	*
2	Toronto (East)	2	4936	.0	21	982	2.1	1	14	7.1
3	Toronto (North)	36	28926	.1	24	1739	1.4	0	64	.0
4	Toronto (West)	144	19568	.7	44	1951	2.3	9	168	5.4
1-4	Toronto City	216	80773	.3	135	5683	2.4	12	256	4.7
5	Etobicoke (South)	10	9617	.1	0	1053	.0	0	20	.0
6	Etobicoke (Central)	7	14539	.0	1	67	1.5	0	522	.0
7	Etobicoke (North)	4	4038	.1	1	61	1.6	0	583	.0
5-7	Etobicoke City	21	28194	.1	2	1181	.2	0	1125	.0
8	York City	10	15888	.1	0	1555	.0	0	116	.0
9	East York (Borough)	2	17947	.0	4	209	1.9	0	97	.0
10	Scarborough (Central)	7	13460	.1	0	215	.0	1	382	.3
11	Scarborough (North)	1	6371	.0	0	0	.0	0	263	.0
12	Scarborough (East)	14	9857	.1	0	66	.0	0	441	.0
10-12	Scarborough City	22	29688	.1	0	281	.0	1	1086	.1
13	North York (Southeast)	8	16974	.0	0	28	.0	0	1528	.0
14	North York (Northeast)	10	11115	.1	0	59	.0	0	1182	.0
15	North York (Southwest)	1	9497	.0	0	362	.0	0	0	.0
16	North York (N. Central)	4	11812	.0	4	240	1.7	0	60	.0
17	North York (Northwest)	9	12680	.1	0	101	.0	0	450	.0
13-17	North York City	32	62078	.1	4	790	.5	0	3220	.0
1-17	Metropolitan Toronto	303	234568	.1	145	9699	1.5	13	5900	.2
18	Mississauga (South)	14	11396	.1	0	139	.0	1	380	.3
19	Mississauga (Northwest)	8	4056	.2	0	4	.0	1	666	.2
20	Mississauga (Northeast)	91	11929	.8	0	0	.0	1	1255	.1
18-20	Mississauga City	113	27381	.4	0	143	.0	3	2301	.1
21	Brampton (West)	4	5113	.1	0	152	.0	0	528	.0
22	Brampton (East)	25	3773	.7	0	0	.0	0	218	.0
21-22	Brampton City	29	8886	.3	0	152	.0	0	746	.0
23	Oakville Town	18	4309	.4	0	75	.0	0	443	.0
24	Caledon	0	80	.0	0	0	.0	0	0	.0
25	R. Hill, Vaughan, King	0	1789	.0	4	90	4.4	0	0	.0
26	Aurora, Newm., Whit-St.	13	1456	.9	3	185	1.6	0	191	.0
27	Markham Town	1	1061	.1	0	0	.0	0	0	.0
25-27	York Region	14	4306	.3	7	275	2.5	0	191	.0
28	Pickering, Ajax	1	1835	.1	0	58	.0	0	65	.0
29	Milton, Halton Hills	1	1319	.1	2	126	1.6	0	0	.0
30	Orangeville	0	739	.0	0	61	.0	0	0	.0
31	Bradford, W. Gwillimbury	0	354	.0	3	99	3.0	0	10	.0
18-31	Remaining Toronto CMA	176	49209	.4	12	989	1.2	3	3756	.1
1-31	Toronto CMA	479	283777	.2	157	10688	1.5	16	9656	.2

\* Sample size too small or not available

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS  
TORONTO CMA, OCTOBER 1988

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ONE	LOCATION	PRIVATE			PUBLIC			OVERALL		
		PRIVATE VACANT	PRIVATE UNIVERSE	VACANCY RATE	PUBLIC VACANT	PUBLIC UNIVERSE	VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	VACANCY RATE
1	Toronto (Central)	82	28364	.3	2	16294	.0	84	44658	.2
2	Toronto (East)	24	5932	.4	1	5023	.0	25	10955	.2
3	Toronto (North)	60	30729	.2	0	1262	.0	60	31991	.2
4	Toronto (West)	197	21687	.9	5	5661	.1	202	27348	.7
-4	Toronto City	363	86712	.4	8	28240	.0	371	114952	.3
5	Etobicoke (South)	10	10690	.1	0	1100	.0	10	11790	.1
6	Etobicoke (Central)	8	15128	.1	0	3642	.0	8	18770	.0
7	Etobicoke (North)	5	4682	.1	0	4158	.0	5	8840	.1
-7	Etobicoke City	23	30500	.1	0	8900	.0	23	39400	.1
8	York City	10	17559	.1	1	5019	.0	11	22578	.0
9	East York (Borough)	6	18253	.0	3	1951	.2	9	20204	.0
0	Scarborough (Central)	8	14057	.1	3	6542	.0	11	20599	.1
1	Scarborough (North)	1	6634	.0	0	5115	.0	1	11749	.0
2	Scarborough (East)	14	10364	.1	0	9163	.0	14	19527	.1
-12	Scarborough City	23	31055	.1	3	20820	.0	26	51875	.1
3	North York (Southeast)	8	18530	.0	0	1957	.0	8	20487	.0
4	North York (Northeast)	10	12356	.1	0	1899	.0	10	14255	.1
5	North York (Southwest)	1	9859	.0	0	3687	.0	1	13546	.0
6	North York (N. Central)	8	12112	.1	0	2210	.0	8	14322	.1
7	North York (Northwest)	9	13231	.1	0	9053	.0	9	22284	.0
-17	North York City	36	66088	.1	0	18806	.0	36	84894	.0
17	Metropolitan Toronto	461	250167	.2	15	83736	.0	476	333903	.1
3	Mississauga (South)	15	11915	.1	7	1773	.4	22	13688	.2
9	Mississauga (Northwest)	9	4726	.2	6	1239	.5	15	5965	.3
0	Mississauga (Northeast)	92	13184	.7	12	2667	.4	104	15851	.7
-20	Mississauga City	116	29825	.4	25	5679	.4	141	35504	.4
1	Brampton (West)	4	5793	.1	0	1234	.0	4	7027	.1
2	Brampton (East)	25	3991	.6	1	1160	.1	26	5151	.5
-22	Brampton City	29	9784	.3	1	2394	.0	30	12178	.2
3	Oakville Town	18	4827	.4	2	1069	.2	20	5896	.3
4	Caledon	0	80	.0	0	124	.0	0	204	.0
5	R. Hill, Vaughan, King	4	1879	.2	0	811	.0	4	2690	.1
6	Aurora, Newm., Whit-St.	16	1832	.9	0	1304	.0	16	3136	.5
7	Markham Town	1	1061	.1	0	533	.0	1	1594	.1
27	York Region	21	4772	.4	0	2648	.0	21	7420	.3
8	Pickering, Ajax	1	1958	.1	2	744	.3	3	2702	.1
9	Milton, Halton Hills	3	1445	.2	2	587	.3	5	2032	.2
0	Orangeville	0	800	.0	0	111	.0	0	911	.0
1	Bradford, W. Gwillimbury	3	463	.6	0	74	.0	3	537	.6
31	Remaining Toronto CMA	191	53954	.4	32	13430	.2	223	67384	.3
1	Toronto CMA	652	304121	.2	47	97166	.0	699	401287	.2

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS  
COMPLETED PRIOR TO JULY 1988  
OCTOBER 1988

SURVEY AREA	APARTMENTS SIX UNITS AND OVER APARTMENTS THREE UNITS AND OVER						ROW	
CMAs	VACANCY			VACANCY			VACANCY	
	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES
Hamilton CMA *	41144	167	.4	43748	250	.6	2717	12
Kitchener CMA *	23920	101	.4	25161	104	.4	3621	10
London CMA *	32932	679	2.1	36538	774	2.1	5726	97
St. Catharines CMA *	13481	129	1.0	16484	183	1.1	889	8
Oshawa CMA *	9564	37	.4	10338	45	.4	1748	13
Ottawa CMA (Ontario Part) *	57272	926	1.6	61385	1022	1.7	12054	99
Sudbury CMA *	6630	23	.3	8891	42	.5	826	0
Thunder Bay CMA *	4375	50	1.1	5493	87	1.6	599	8
Toronto CMA *	283777	479	.2	294465	635	.2	9656	13
Windsor CMA *	12408	101	.8	14441	148	1.0	410	7
Sub-Total CMAs	485503	2692	.6	516944	3289	.6	38246	267

=====  
CAs 50,000+ Population

Barrie CA *	2632	5	.2	3097	5	.2	435	0
Belleville CA *	5347	57	1.1	6107	70	1.1	29	0
Brantford CA *	3695	16	.4	4460	16	.4	630	1
Cornwall CA *	2052	52	2.5	3447	119	3.5	35	0
Guelph CA *	6453	9	.1	6829	9	.1	1035	0
Kingston CA *	8505	33	.4	10156	42	.4	511	3
North Bay CA *	2211	32	1.4	3256	41	1.3	301	2
Peterborough CA *	3855	80	2.1	4897	92	1.9	361	9
Sarnia CA *	4845	142	2.9	5402	168	3.1	1157	35
Sault Ste. Marie CA *	3984	12	.3	4896	26	.5	212	0
Sub-Total CAs 50,000+	43579	439	1.0	52547	590	1.1	4706	51

\* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm

designed by CMHC's Statistical Services Division and applied to all vacancy rates

(continued)

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS  
COMPLETED PRIOR TO JULY 1988  
OCTOBER 1988

SURVEY AREA		APARTMENTS SIX UNITS AND OVER APARTMENTS THREE UNITS AND OVER						ROW	
TOWNS AND CENTRES		VACANCY			VACANCY			VACANCY	
10,000 to 50,000 Population	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
Amnville Town	67	0	.0	82	0	.0	**	**	**
ldimand Town	293	0	.0	315	0	.0	-	-	-
ntsville Town	138	0	.0	194	0	.0	-	-	-
nticoke City	98	1	1.0	130	1	.8	-	-	-
rt Hope Town	122	0	.0	122	0	.0	-	-	-
ockville CA	1928	78	4.0	2273	95	4.2	122	1	.8
atham CA *	2813	32	1.1	3854	54	1.4	88	0	.0
bourg CA	682	6	.9	733	6	.8	14	0	.0
llingwood CA	542	1	.2	720	4	.6	**	**	-
liot Lake CA	1475	360	24.4	1495	364	24.3	654	72	11.0
ileybury CA	150	6	4.0	308	8	2.6	-	-	-
wkesbury CA	402	9	2.2	668	32	4.8	**	**	**
puskasing CA	340	43	12.6	674	66	9.8	-	-	-
hora CA	191	4	2.1	293	4	1.4	-	-	-
rkland Lake CA	568	28	4.9	1095	44	4.0	-	-	-
amington CA *	877	18	2.1	940	20	2.1	**	**	**
ndsay CA	1082	11	1.0	1369	15	1.1	-	-	-
ldland CA	800	1	.1	1040	6	.6	**	**	**
illia CA	1024	8	.8	1490	14	.9	269	0	.0
en Sound CA	1233	4	.3	1663	9	.5	11	2	18.2
nbroke CA (Ontario Part)	696	25	3.6	961	45	4.7	31	0	.0
nceo CA	348	1	.3	532	1	.2	**	**	**
ratford CA	1731	70	4.0	2018	73	3.6	114	0	.0
llsonburg CA	708	28	4.0	841	28	3.3	40	1	2.5
hmins CA	926	6	.6	1691	24	1.4	103	3	2.9
llaceburg CA	383	48	12.5	470	53	11.3	100	3	3.0
odstock CA *	1093	5	.5	1430	12	.8	396	5	1.3
Sub-Total CA's etc.	20710	794	3.8	27401	981	3.6	2028	87	4.3
10,000 to 50,000 Population									
Sub-Total All CAs etc.	64289	1233	1.9	79948	1571	2.0	6734	138	2.0
TOTAL Ontario	549792	3925	.7	596892	4860	.8	44980	404	.9

CAs, CAs and Centres 10,000+ population surveyed prior to April 1987

Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.

Calculation of vacancy rates are rounded according to an algorithm

designed by CMHC's Statistical Services Division and applied to all vacancy rates



## VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1979		1980		1981		1982		1983		1984		1985		1986		1987		1988	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
Barrie	***	***	***	***	.9	***	.3	***	.1	.4	.0	.1	.1	.1	.2	.4	.0	.1	.2	.7
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Brantford	***	***	***	***	4.7	***	2.0	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4
Calgary*	1.6	.4	1.0	.4	.7	.2	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3
Chicoutimi-Jonquiere*	2.1	2.3	2.2	1.4	.5	1.3	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7
Cornwall	***	***	***	***	***	***	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6
Edmonton*	3.0	1.9	2.8	1.1	2.5	1.1	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4
Guelph	***	***	***	***	1.6	***	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1
Halifax*	3.0	2.4	2.6	1.2	.9	.5	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3
Hamilton*	3.1	1.8	1.6	1.3	1.1	.7	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4
Kingsston	***	***	***	***	3.2	***	1.3	1.2	1.1	.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2
Kitchener*	2.6	1.9	2.2	1.1	1.6	.7	.9	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4
London*	3.8	4.7	5.9	4.1	3.8	1.9	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1
Montreal*	4.4	4.5	3.5	3.4	2.1	1.9	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0
North Bay	***	***	***	***	.5	***	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4
Oshawa*	2.1	4.1	3.0	2.4	1.2	.0	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4
Ottawa-Mull*	3.0	4.1	4.6	3.9	2.4	.9	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1
Ottawa*	2.5	3.5	4.2	3.5	2.2	.6	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6
Hull*	5.6	7.0	6.8	5.8	3.3	2.3	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5
Peterborough	***	***	***	***	1.1	***	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1
Quebec City*	3.1	4.4	2.8	2.8	2.0	1.8	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2
Regina*	3.6	1.9	2.0	.7	1.9	.5	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4
St. Catharines-Niagara*	1.6	1.6	2.6	1.8	1.9	.8	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0
St. John*	2.7	3.7	3.1	3.6	3.4	3.1	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5
St. John's*	7.0	.9	2.2	.1	.9	1.4	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8
Sarnia	***	***	***	***	4.2	***	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9
Saskatoon*	3.7	.8	2.2	.5	1.8	.8	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8
Sault Ste. Marie	***	***	***	***	4.1	***	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6
Sudbury*	11.4	5.6	3.4	1.9	2.0	.6	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3
Thunder Bay*	1.4	1.7	1.5	1.0	2.0	1.1	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1
Toronto*	1.2	1.2	1.0	.5	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2
Trois Rivières*	***	***	***	***	***	***	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2
Vancouver*	.9	.2	.1	.1	.1	.1	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4
Victoria*	1.7	.1	.1	.1	.1	.1	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3
Windsor*	1.5	1.3	3.7	6.1	8.3	7.0	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8
Winnipeg*	4.6	5.0	4.8	5.1	4.3	3.5	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3
TOTAL (CMA's only)	3.0	2.9	2.5	2.2	1.6	1.2	1.4	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6

■ Census Metropolitan Areas (CMA's)

\*\*\* Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1979		1980		1981		1982		1983		1984		1985		1986		1987		1988	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
Barrie	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Bellefleur	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Brantford	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Calgary*	1.9	.7	1.2	.5	.7	.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4
Chicoutimi-Jonquiere*	1.6	1.9	1.9	1.2	.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5
Cornwall	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Edmonton*	3.0	1.9	2.7	1.0	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5
Guelph	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Halifax*	3.0	2.5	2.5	1.2	1.0	.5	.9	.5	1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1
Hamilton*	3.3	2.1	1.9	1.5	1.3	1.1	.7	.6	1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5
Kingston	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Kitchener*	2.5	1.9	2.1	1.1	1.6	.7	.9	.9	2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4
London*	3.4	4.1	5.3	3.7	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9
Montreal*	4.4	4.6	3.7	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8
North Bay	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Oshawa*	1.8	3.6	2.6	2.2	1.0	.0	.2	.4	1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3
Ottawa-Hull*	3.0	4.1	4.4	3.8	2.4	1.1	.7	.3	.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	1.7	1.9
Ottawa*	2.2	3.2	3.7	3.1	2.0	.6	.4	.2	.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5
Hull*	6.9	8.2	7.7	6.8	4.5	3.8	2.0	.6	.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9
Peterborough	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Quebec City*	3.0	4.0	2.6	2.6	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5
Regina*	3.5	1.8	2.0	.7	1.8	.5	.9	.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7
St. Catharines-Niagara*	2.2	2.0	2.8	1.8	1.7	.7	1.1	1.4	2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8
St. John*	7.7	6.7	3.4	4.0	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5
St. John's*	5.7	.8	2.5	.1	.7	1.2	6.1	.9	4.0	3.5	3.8	1.2	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6
Sarnia	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Saskatoon*	3.3	.9	1.9	.5	1.6	.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8
Sault Ste. Marie	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Sudbury*	9.9	5.4	3.2	1.9	1.6	.5	.6	1.3	1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4
Thunder Bay*	1.0	1.2	1.0	.8	1.3	.8	1.1	.4	1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9
Toronto*	1.1	1.0	1.1	.6	.5	.3	.4	.6	1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1
Trois Rivières*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Vancouver*	.9	.2	.1	.1	.1	.1	.1	.5	1.7	2.4	1.2	2.1	2.6	2.1	.8	3.9	5.5	8.0	6.2	5.6
Victoria*	1.7	.1	.1	.1	.1	.1	.1	.6	1.4	2.6	1.1	3.5	3.0	1.8	2.3	.6	1.0	.3	1.0	.3
Windsor*	1.4	1.3	3.1	5.5	8.2	6.9	6.4	3.1	2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6
Winnipeg*	4.3	4.5	4.3	4.6	4.1	3.1	1.9	1.2	1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9
TOTAL (CMA's only)	2.9	2.8	2.5	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3
■ Census Metropolitan Areas (CMA's)																				
*** Data not available																				

TORONTO CMA ZONE BOUNDARIES  
OCTOBER 1988

23

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyne River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyne River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

## TORONTO CMA ZONE BOUNDARIES (continued)

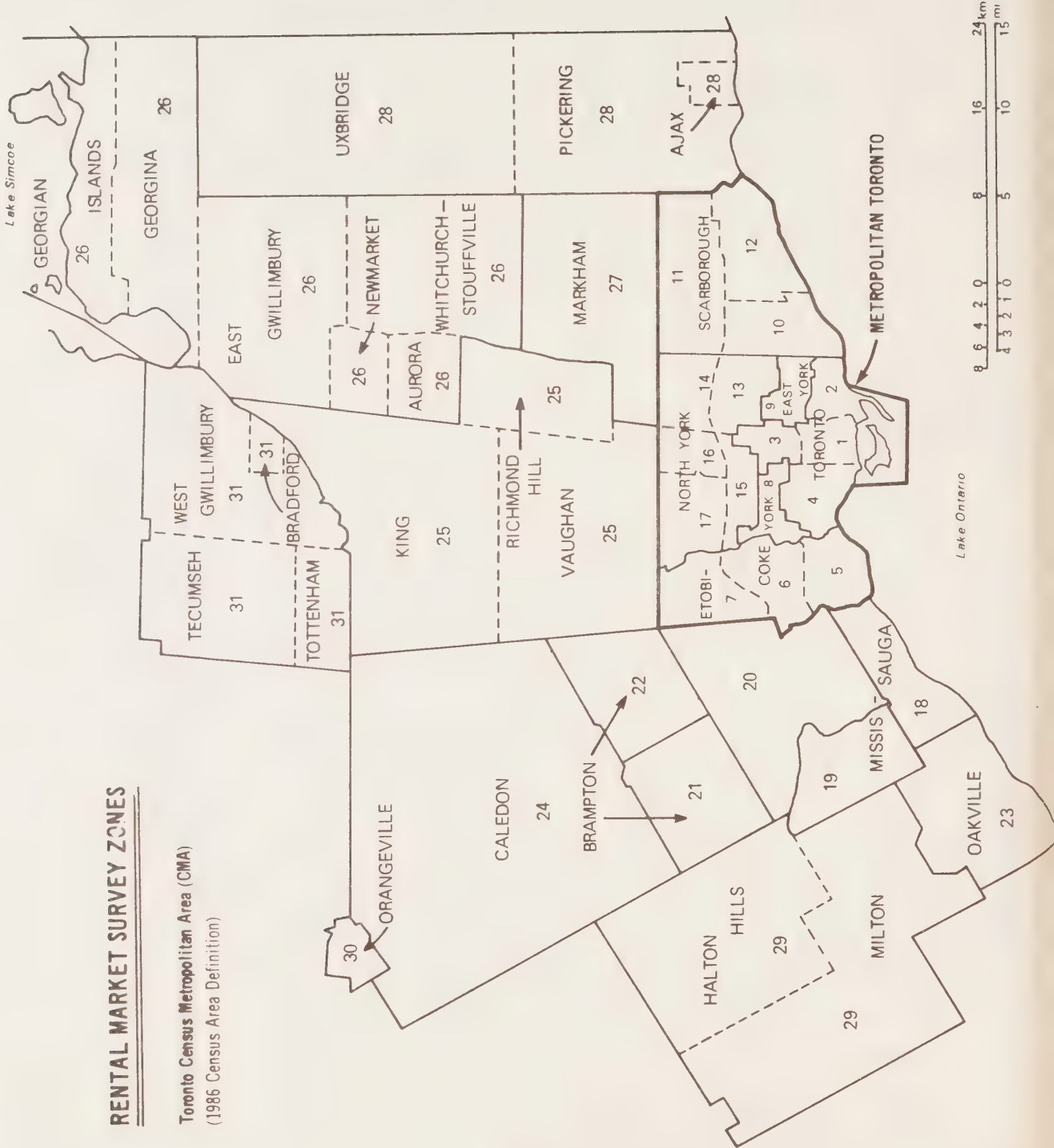
ZONE LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21 Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22 Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23 Oakville Town					600-615
24 Caledon					585-587
25 Richmond Hill					420-424
Vaughan					410-413
King					460-461
26 Aurora					440-442
Newmarket					450-452
Whitchurch-Stouffville					430-431
East Gwillimbury					455-456
27 Markham Town					400-403
28 Pickering*					800-801, 803-804
Ajax*					807, 805*, 806*, 820*
					810-812, 805*,
Uxbridge					806*, 820*
					830-831
29 Milton					620-626
Halton Hills					630-637
30 Orangeville					590-592
31 Bradford					480-481
Beeton					484
West Gwillimbury					482
Tecumseth					484
Tottenham					483
Georgina Township					470-475
Georgina Island					476

Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary



# **RENTAL MARKET SURVEY ZONES**

Toronto Census Metropolitan Area (CMA)  
(1986 Census Area Definition)







CAI

MH

-R21

Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

**October 1989**



***Rental  
Market  
Survey  
Toronto CMA***







## HIGHLIGHTS OF THE OCTOBER 1989 RENTAL MARKET SURVEY

### Toronto CMA

- The vacancy rate for privately initiated rental apartment structures with 6 or more units in the Toronto CMA eased slightly to 0.3% in October 1989.
- The vacancy rate for publicly initiated rental apartment structures in the Toronto CMA was 0.1%.
- The vacancy rate including newly completed apartment structures in the Toronto CMA was 0.5%.
- Toronto's vacancy rate, despite its slight easing, is still one of the lowest rates in Canada.
- Of those units vacant, most are in higher end product over \$1000 a month.
- Rents increased by approximately 7% from October 1988.
- Toronto completes its 16th consecutive year with a vacancy rate of less than 2.0%.
- Private rental construction activity continues to be very low.
- An oversupply of condominiums in the Toronto market will contribute to further easing of the vacancy rate in the next 12 months.

Canada Mortgage  
and Housing Corporation



Société canadienne  
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December 1989

CMHC RENTAL MARKET SURVEY -- Toronto CMA

October 1989

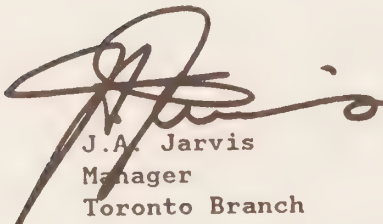
We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing six or more self-contained units, buildings with three to five units, and row structures. Both privately initiated and publicly assisted units are included in the survey.

Vacancy rates are recorded in April and October while rental rates are recorded in October only.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451.



J.A. Jarvis  
Manager  
Toronto Branch

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## VACANCY RESULTS

The vacancy rate for privately initiated rental apartments with 6 or more units in the Toronto Census Metropolitan Area (CMA) was 0.3% in October 1989, easing slightly from the 0.2% rate recorded in April 1989. This marks the first time in three and a half years that the vacancy rate has been 0.3% or more. This does not imply the Toronto market is returning to a more balanced state. Toronto's vacancy rate continues to be one of the lowest in Canada.

Over the past months, the actual number of vacancies in privately initiated rental apartments with 6 or more units has increased from 572 in April, to 979 in October. Virtually no vacancies exist in buildings built prior to 1976. The reason for the easing stems from an oversupply of condominiums which are competing with higher priced rental product.

Of all CMAs surveyed across Canada, only Victoria had a lower vacancy rate (0.2%) while Sudbury matched Toronto's rate of 0.3%. These rates are followed closely by Vancouver with a rate of 0.4%, Hamilton and Kitchener at 0.5%, and Thunder Bay at 0.6%. For the past three years, areas with the tightest vacancy rates in Canada continue to be concentrated in Ontario and British Columbia.

Of the Census Agglomerations (CAs) surveyed, only Barrie, Guelph, and Sault Ste. Marie had lower vacancy rates than Toronto (0.1%, 0.1%, and 0.2% respectively) while Kingston, Brantford, and Nanaimo matched Toronto's rate. With the exception of the southwestern British Columbia, the lowest vacancy rates continue to be in Ontario.

Within the Toronto CMA, vacancy rates for privately initiated rental apartment structures with 6 or more units were as follows:

Area/Municipality	April 1989	October 1989
Toronto City	0.3%	0.4%
Etobicoke	0.1%	0.1%
York City	0.1%	0.1%
East York	0.1%	0.0%
Scarborough	0.0%	0.0%
North York	0.1%	0.1%
Metro Toronto	0.2%	0.2%
Mississauga	0.3%	1.1%
Brampton	0.3%	0.3%
Oakville	1.2%	0.8%
Caledon	0.0%	0.0%
York Region	0.0%	0.3%
Ajax/Pickering	0.7%	3.4%
Milton/Halton Hills	0.0%	0.5%
Orangeville	0.0%	0.0%
Toronto CMA	0.2%	0.3%

Metro Toronto continues to be the tightest market within the Toronto CMA. Slight easing of the vacancy rate is apparent in the City of Toronto (Zones 1-4) since many of these units are at the higher end of the rent scale, excepting the eastern part of the City. Little change is expected as downtown living in private rental apartments at reasonable rents continues to be a very desirable option for most prospective tenants.

Oakville, Mississauga, and Ajax/Pickering have the highest vacancy rates in the Toronto CMA at 0.8%, 1.1%, and 3.4% respectively. This is due to recently completed private apartment structures which have not yet rented up in Oakville and Ajax/Pickering. This is also true in Mississauga to an extent. However, Mississauga also has a significant number of vacancies in luxury buildings which have been renting on the market for over a year. This situation confirms the increased competition from condominiums with private rental units at the high end of the market.

A summary of Toronto CMA vacancy rates by project type and size is given in the table below. In this Table, vacancy rates are presented for apartments and row structures of 3 units and over. The overall vacancy rate for private structures was 0.5% while the overall vacancy rate for public structures was 0.1%. In October 1988, there were 699 vacant public and private units and that number has more than doubled in the last year to 1491 units in October 1989.

----- VACANCY RATE BY PROJECT TYPE AND SIZE -----  
TORONTO CMA, OCTOBER 1989

PRIVATE # OF UNITS IN PROJECT	SIZE OF UNIVERSE	APARTMENT # VACANT	VACANCY RATE	SIZE OF UNIVERSE	ROW # VACANT	VACANCY RATE	OVERALL VACANCY RATE
3-5	10384	324	3.1	51	1	2.1	3.1
6-99	110181	439	.4	5913	44	.7	.4
100+	172487	541	.3	3813	18	.5	.3
TOTAL PRIVATE	293052	1304	.4	9777	63	.6	.5
TOTAL PUBLIC	86750	112	.1	13855	12	.1	.1
OVERALL TOTAL	379802	1416	.4	23632	75	.3	.4
=====							

Public rental projects in the Toronto CMA (which include limited dividend housing) continue to have virtually no vacancies. Of the approximately 100,000 units available in the Toronto CMA, 124 were found to be available during the October 1989 survey. This number has tripled in the last six months but is mainly due to the turnover of units rather than units actually being vacant for any considerable length of time. As in past surveys, publicly sponsored housing and private rental completions which are modestly priced and built are in short supply in the Toronto market.

The chart on page 7 shows vacancy rates for the Toronto CMA since 1982. The October 1989 figure marks the eighth consecutive rental market survey (since April 1986) that the vacancy rate has remained at 0.3% or lower in the Toronto CMA. The Toronto CMA continues into its 16th consecutive year of having vacancy rates of less than 2.0%. A vacancy rate of approximately 2.0-3.0% is considered optimum to ensure a competitive market, keep rents down, and allow sufficient choice for households.

The chart on page 8 shows vacancy rates of the three major cities in Canada over the past ten years. Toronto's rate has been consistently low over this period, while Vancouver's rate has experienced large fluctuations, and Montréal's has remained high throughout the eighties. Although these are very different markets, these rates demonstrate that the vacancy rates of cities of comparable size can vary. To demonstrate this point further, the following list depicts vacancy rates among major cities in the U.S.:

Major City	Vacancy Rate (1988 figures)
San Francisco	3.5%
Washington, D.C.	4.6%
New York	2.8%
Boston	4.1%
Philadelphia	6.3%
Dallas	17.9%
Chicago	6.8%
Los Angeles/Long Beach	5.5%
Miami	9.3%
Phoenix	12.3%

Source: U.S. Census, American Vacancy Survey.

Although rates are not determined in exactly the same manner across North America, the U.S. rates reveal the severity of Toronto's low rental vacancy rate in a more general context.

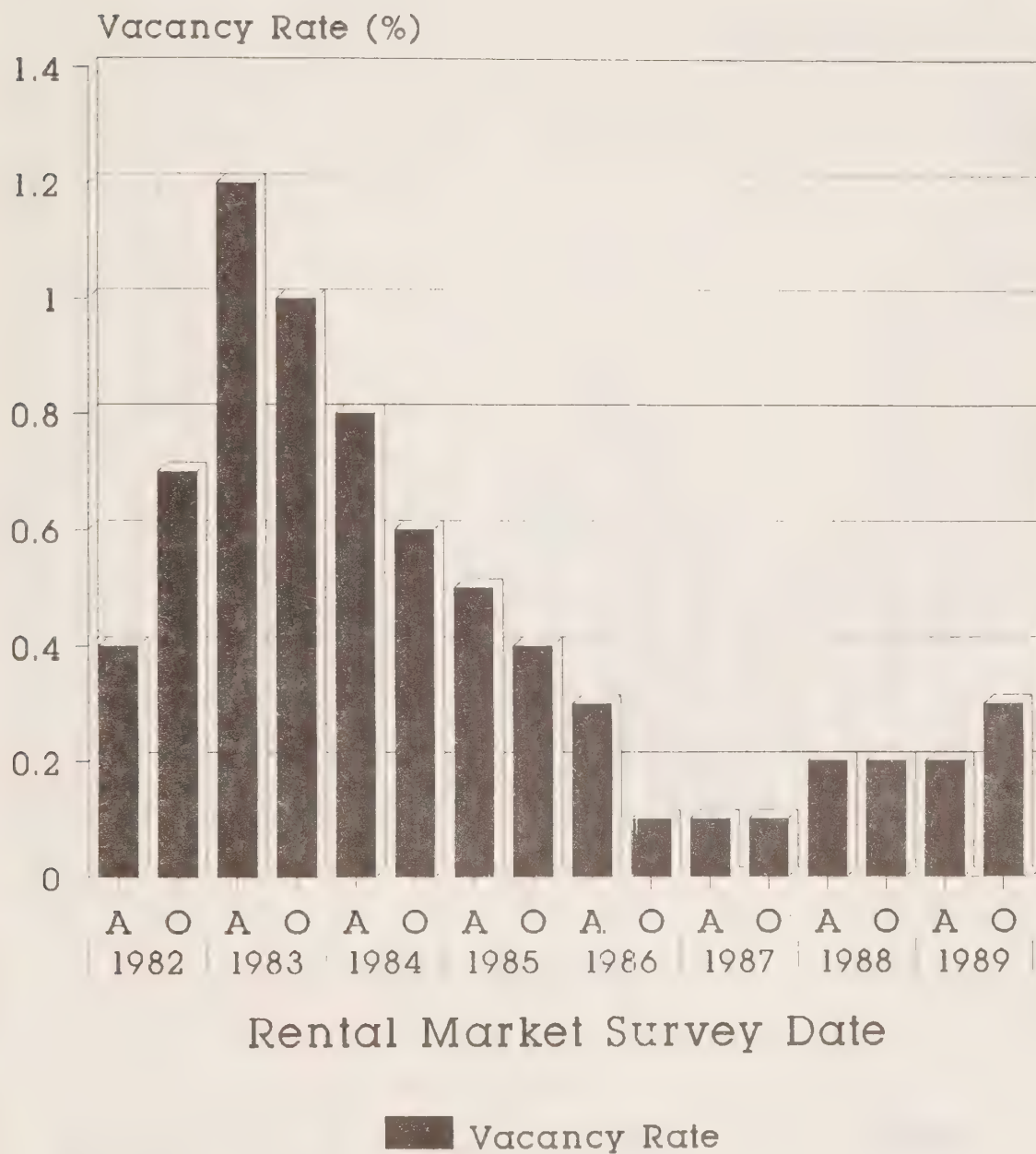
In Ontario, the rental vacancy rate for the private universe of buildings containing 6 or more units was 0.8% in October 1989, unchanged from the level recorded in April 1989. Rates eased in Barrie, Toronto, Oshawa, Kitchener, Hamilton, Cornwall, and Guelph; remained the same in Sault Ste. Marie, Windsor, and Sarnia; and tightened in Kingston, North Bay, Belleville, Brantford, London, Ottawa, Thunder Bay, Peterborough, Sudbury, and St. Catharines/Niagara Falls. Vacancy rate figures for all urban areas in Ontario and selected areas in Canada are found in Tables on pages 24, 26, and 27 of this report.

The Table on page 10 shows vacancy rates by bedroom type for private apartments with 6 or more units. Overall, the number of vacancies has increased from a total of 572 units in April 1989 to 979 in October 1989. Including newly completed and unoccupied units up to September 1989, the number of vacancies jumps to 1,463, pushing the vacancy rate up to 0.5%. This increase is largely attributed to two buildings completed in September which were not yet fully absorbed by October.



# TORONTO CMA, VACANCY RATES, 1982-1989

## Private Apartments--Six Units And Over

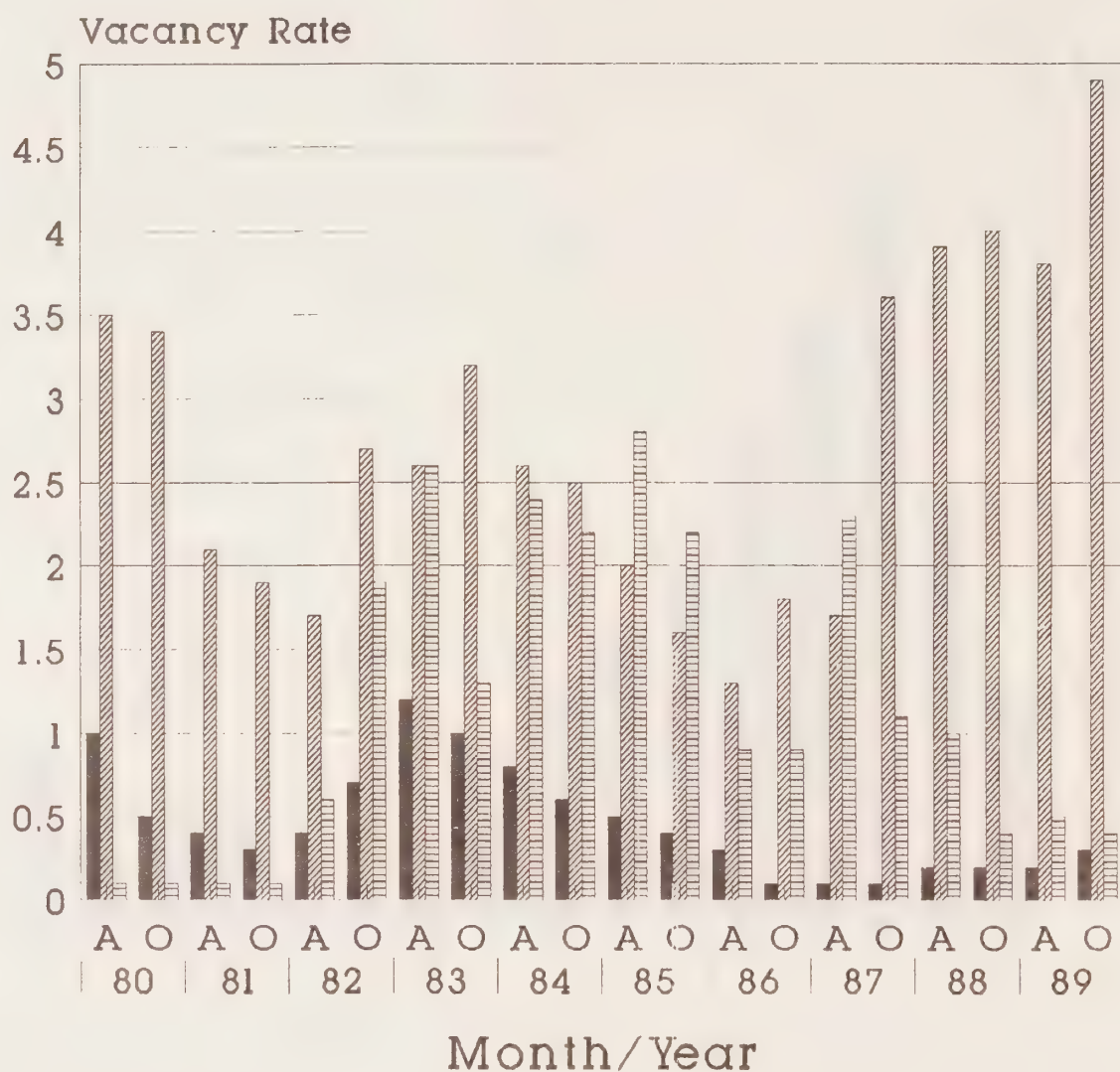


\* Vacancy Surveys -- April and October



# VACANCY RATES, MAJOR CITIES, 1980-1989

## Private Apartments -- Six Units And Over



Major Cities

Toronto
  Montréal
  Vancouver

\* Vacancy Surveys -- April and October

VACANCY RATES BY ZONE  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.1	.2	.4	105	27034
2	Toronto (East)	.7	.0	.3	.8	36	4741
3	Toronto (North)	.3	.1	.1	.2	54	28336
4	Toronto (West)	.6	.7	.8	.7	141	19394
1-4	Toronto City	.3	.3	.3	.4	335	79505
5	Etobicoke (South)	.2	.1	.1	.1	6	9578
6	Etobicoke (Central)	.0	.0	.1	.1	11	14263
7	Etobicoke (North)	.0	.1	.3	.2	11	4438
5-7	Etobicoke City	.1	.1	.1	.1	28	28279
8	York City	.1	.1	.1	.1	18	15621
9	East York (Borough)	.1	.0	.1	.0	9	17923
10	Scarborough (Central)	.0	.1	.0	.1	11	13383
11	Scarborough (North)	.1	.0	.1	.4	25	6687
12	Scarborough (East)	.1	.1	.0	.3	25	9398
10-12	Scarborough City	.0	.1	.0	.2	61	29468
13	North York (Southeast)	.2	.0	.4	.4	60	16897
14	North York (Northeast)	.1	.1	.0	.1	6	11684
15	North York (Southwest)	.0	.0	.0	.0	2	9348
16	North York (N. Central)	.0	.0	.1	.0	2	11649
17	North York (Northwest)	.0	.1	.0	.2	23	13094
13-17	North York City	.1	.1	.1	.1	93	62672
1-17	Metropolitan Toronto	.2	.1	.2	.2	543	233468
18	Mississauga (South)	.1	.1	.2	.3	36	11383
19	Mississauga (Northwest)	1.2	.2	.4	2.3	88	3888
20	Mississauga (Northeast)	.3	.8	.5	1.4	164	12029
18-20	Mississauga City	.3	.4	.3	1.1	287	27300
21	Brampton (West)	.1	.1	.0	.3	15	5134
22	Brampton (East)	.6	.7	.6	.3	10	3747
21-22	Brampton City	.3	.3	.3	.3	25	8881
23	Oakville Town	.3	.4	1.2	.8	33	4377
24	Caledon	.0	.0	.0	.0	0	76
25	R. Hill, Vaughan, King	.0	.0	.0	.1	2	1935
26	Aurora, Newm., Whit-St.	.2	.9	.1	.6	8	1392
27	Markham Town	.2	.1	.0	.4	3	783
25-27	York Region	.1	.3	.0	.3	13	4110
28	Pickering, Ajax, Uxbridge	.1	.1	.7	3.4	70	2077
29	Milton, Halton Hills	.2	.1	.0	.5	6	1261
30	Orangeville	.1	.0	.0	.0	0	736
31	Bradford, W. Gwillimbury	.3	.0	.0	.3	1	382
18-31	Remaining Toronto CMA	.3	.4	.4	.9	436	49200
1-31	Toronto CMA	.2	.2	.2	.3	979	282668

\* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding.

----- VACANCY RATES BY BEDROOM TYPE -- HISTORICAL COMPARISON -----  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA, OCTOBER 1989

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
-----						
1982 --	APRIL	.7	.2	.4	.8	.4
	OCTOBER	1.0	.5	.7	.8	.7
1983 --	APRIL	1.6	.9	1.3	1.8	1.2
	OCTOBER	.9	.8	1.1	1.5	1.0
1984 --	APRIL	.8	.6	.9	1.0	.8
	OCTOBER	.8	.5	.7	.6	.6
1985 --	APRIL	.9	.3	.3	.4	.5
	OCTOBER	.6	.2	.2	.2	.4
1986 --	APRIL	.5	.3	.3	.3	.3
	OCTOBER	.2	.1	.1	.1	.1
1987 --	APRIL	.4	.1	.1	.1	.1
	OCTOBER	.2	.1	.1	.1	.1
1988 --	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.2	.1	.2	.2	.2
1989 --	APRIL	.2	.2	.2	.3	.2
	OCTOBER	.5	.4	.3	.4	.3
-----						

Of the available units in the Toronto CMA, most of the vacancies exist in one and two bedroom units. This is different from the April 1989 survey where most of the vacancies existed in three and four bedroom units. Considering the smaller amount of rental stock in buildings with 3-5 units, vacancies are relatively common.

#### RENTS

Average rents in the Toronto CMA over the past 12 months rose by approximately:

- 6.2% for bachelor units;
- 6.9% for 1-bedroom units;
- 9.1% for 2-bedroom units;
- 7.7% for 3-bedroom units.

These increases are higher than the Province of Ontario's statutory rent review guideline of 4.6% for 1989. Rent increases have a "higher than expected" 12-month percentage increase due to the multiple retroactive rent review decisions handed down this past year.

The rental charge of vacant units varies dramatically from all occupied units recorded in the private universe. In October 1989, the average rent of a vacant 2-bedroom unit in the Toronto CMA was \$1024. In comparison, the average rent of all occupied 2-bedroom units was \$643. Units at or below this average rent are virtually unattainable to the general public.

----- AVERAGE RENTS OF ALL UNITS AND VACANT UNITS -----  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA, OCTOBER 1988-1989

UNIT TYPE	ALL UNITS		VACANT UNITS	
	OCTOBER 1988	OCTOBER 1989	OCTOBER 1988	OCTOBER 1989
BACHELOR	\$409	\$433	\$482	\$539
1-BEDROOM	\$493	\$528	\$751	\$781
2-BEDROOM	\$596	\$643	\$1053	\$1024
3-BEDROOM	\$738	\$789	\$1082	\$1166

The average rent table on page 12 shows that the highest rents are within the City of Toronto, followed closely by the cities of Mississauga and Brampton, which have a relatively higher proportion of newer rental stock. Municipalities within Metropolitan Toronto (i.e., North York, East York, York, Scarborough, and Etobicoke) tend to have generally lower rents due to the domination of older buildings in their rental stock profiles.

Unlike house prices, average rents have basically kept pace with inflation. An average-priced home in 1980 has increased 263% from \$75,694 to approximately \$275,000 in 1989. In comparison, a 2-bedroom occupied apartment unit within the Toronto CMA in 1980 has risen 88%, from \$342 to \$643 in 1989.



-----AVERAGE RENTS AND 12-MONTH CHANGE BY ZONE-----  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	OCT 89 BACHELOR	OCT 89 1-BEDROOM	OCT 89 2-BEDROOM	OCT 89 3-BEDROOM	BACHELOR 12-MONTH % CHANGE	1-BEDROOM 12-MONTH % CHANGE	2-BEDROOM 12-MONTH % CHANGE	3-BEDROOM 12-MONTH % CHANGE
1	Toronto (Central)	\$477	\$616	\$855	\$1293	5.9	4.6	8.5	14.1
2	Toronto (East)	\$412	\$480	\$565	\$682	23.4	16.7	25.9	2.2
3	Toronto (North)	\$433	\$538	\$722	\$1258	7.0	6.5	5.8	3.9
4	Toronto (West)	\$414	\$522	\$660	\$940	8.1	6.1	5.3	20.4
1-4	Toronto City	\$444	\$557	\$742	\$1211	6.5	5.5	6.8	10.0
5	Etobicoke (South)	\$346	\$421	\$504	\$591	5.2	7.9	6.9	11.9
6	Etobicoke (Central)	\$433	\$509	\$629	\$794	12.3	8.7	8.6	6.7
7	Etobicoke (North)	\$382	\$493	\$680	\$640	13.0	13.6	33.8	3.5
5-7	Etobicoke City	\$370	\$480	\$616	\$759	7.4	9.3	12.6	6.7
8	York City	\$368	\$491	\$607	\$882	2.8	.8	5.1	18.5
9	East York (Borough)	\$408	\$480	\$569	\$779	6.5	7.7	4.6	3.3
10	Scarborough (Central)	\$459	\$517	\$579	\$696	9.7	8.4	7.6	7.6
11	Scarborough (North)	\$407	\$628	\$735	\$853	1.5	10.8	12.2	7.7
12	Scarborough (East)	\$626	\$515	\$624	\$735	.4	5.2	8.0	7.1
10-12	Scarborough City	\$490	\$541	\$637	\$754	7.1	10.5	11.7	8.3
13	North York (Southeast)	\$390	\$524	\$631	\$747	13.5	6.4	9.1	10.3
14	North York (Northeast)	\$644	\$568	\$688	\$737	1.6	-.8	.2	-5.8
15	North York (Southwest)	\$350	\$466	\$573	\$746	2.0	7.6	8.1	11.6
16	North York (N. Central)	\$363	\$478	\$579	\$702	8.9	6.8	7.2	6.4
17	North York (Northwest)	\$409	\$483	\$574	\$657	2.8	7.7	11.1	7.5
13-17	North York City	\$445	\$505	\$612	\$714	1.3	6.2	8.3	5.0
1-17	Metropolitan Toronto	\$435	\$524	\$637	\$782	6.1	6.8	9.3	7.5
18	Mississauga (South)	\$382	\$492	\$589	\$686	1.6	5.8	5.0	6.8
19	Mississauga (Northwest)	\$506	\$700	\$803	\$908	11.7	4.6	5.5	10.6
20	Mississauga (Northeast)	\$393	\$605	\$717	\$825	7.7	11.7	12.1	9.8
18-20	Mississauga City	\$393	\$563	\$678	\$792	4.5	8.4	8.7	8.5
21	Brampton (West)	\$349	\$559	\$638	\$701	-3.7	7.6	5.9	11.6
22	Brampton (East)	\$487	\$646	\$752	\$888	4.5	4.1	4.4	5.5
21-22	Brampton City	\$422	\$599	\$703	\$858	1.2	5.6	5.0	5.5
23	Oakville Town	\$385	\$517	\$637	\$822	6.4	5.8	8.8	7.1
24	Caledon	*	*	\$524	*	*	*	4.6	4.6
25	R. Hill, Vaughan, King	\$435	\$496	\$581	\$766	6.1	5.2	4.0	4.6
26	Aurora, Newm., Whit-St.	\$364	\$503	\$580	\$715	10.8	8.0	6.6	8.6
27	Markham Town	*	\$488	\$547	\$645	13.8	8.0	12.8	11.6
25-27	York Region	\$408	\$497	\$573	\$730	7.6	6.9	6.8	6.6
28	Pickering, Ajax, Uxbridge	*	\$514	\$665	\$855	8.5	27.9	27.5	12.6
29	Milton, Halton Hills	\$393	\$456	\$595	\$770	-3.7	4.1	5.2	7.1
30	Orangeville	\$392	\$449	\$524	\$695	12.6	4.7	11.4	30.6
31	Bradford, W. Gwillimbury	\$384	\$414	\$524	\$550	8.5	9.5	4.6	7.1
18-31	Remaining Toronto CMA	\$397	\$551	\$663	\$811	5.0	7.6	8.1	8.6
1-31	Toronto CMA	\$433	\$528	\$643	\$789	6.2	6.9	9.1	7.5

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

## STARTS AND COMPLETIONS ACTIVITY

After an unusually mild winter and a dramatic increase in the number of starts in early 1989, starts have generally tapered off, responding to a lower number of presold units. Condominiums starts are beginning to decline in response to lower presales and will continue this trend into 1990. A growing number of completed and unoccupied condominium units suggest a current and continuing oversupply over the medium term. Consequently, the higher end of the rental market has had recent competition from condominium units being rented on an individual basis by their owners.

Completion figures point to even more condominiums coming on stream in the next year. From January-October 1988, the number of condominium completions was 4,595 while during the same period in 1989 it had climbed to 13,347. In 1990, the full effects of the oversupply will be felt in the Toronto market.

### ----- HOUSING COMPLETIONS BY TENURE ----- HISTORICAL COMPARISON TORONTO CMA, JANUARY-OCTOBER 1984-1989

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER 1984	11867	725	4615	3202	20409
JANUARY-OCTOBER 1985	12491	655	1688	1368	16202
JANUARY-OCTOBER 1986	16851	2068	1138	1834	21891
JANUARY-OCTOBER 1987	23581	4433	418	1328	29760
JANUARY-OCTOBER 1988	20872	4595	2113	1701	29281
JANUARY-OCTOBER 1989	16427	13347	1906	2470	34150

### ----- HOUSING STARTS BY TENURE ----- HISTORICAL COMPARISON TORONTO CMA, JANUARY-OCTOBER 1984-1989

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER 1984	12271	897	1284	1730	16182
JANUARY-OCTOBER 1985	15913	2452	1792	2271	22428
JANUARY-OCTOBER 1986	21248	4292	983	911	27434
JANUARY-OCTOBER 1987	25644	11692	1499	2318	41153
JANUARY-OCTOBER 1988	17954	10802	2575	2201	33532
JANUARY-OCTOBER 1989	15850	9918	1484	1990	29242

## IN-MIGRATION

In 1988, net interprovincial migration to Ontario was 11,221 persons, down considerably from 36,373 persons in 1987. This figure is expected to be 3,000 for all of 1989. Net international migration is up marginally from 64,071 in 1987 to 67,917 in 1988. Overall, slowing migration from other provinces has also been a contributing factor to the slight easing of the vacancy rate.

## THE ECONOMY

A general slowing of the economy has been evident over the past year. The unemployment rate in October 1989 for the Toronto CMA was 4.1%, up from 3.2% in October 1988. In Ontario, the rate in October 1989 compared to a year earlier was unchanged at 4.5% while the rate in Canada experienced a 1.2% decline to 6.7%.

For rental housing in Toronto, vacancy rates and the number of vacancies have eased with the slowing of the economy.

The Bank rate has remained between 12.3% and 12.6% since March 1989. Currently, the rate stands at 12.46% with little change expected over the next couple of months. One-year mortgage interest rates have remained stable at 12.75%. It is expected that the one year rate will begin to decline in the first half of 1990 by about one and a half or two percentage points.

## OUTLOOK

Our expectation is that vacancy rates will remain low but continue to ease as the economy slows, immigration declines, and an oversupply of condominium units occurs in the next 12 months. As a result, the vacancy rate for the Toronto CMA could rise to 0.5-0.6% by October 1990. Rent increases in 1990 should be as high as in 1989 due to a steady stream of rent review decisions being handed down.

## A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately understand the data being presented.

## DEFINITIONS

There are four universes\* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing 6 or more apartment units;
- privately initiated rental apartments in buildings containing 3 to 5 units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has been assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

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\*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.



## TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who undertake appropriate weighting and editing. The results presented in this report are taken from tables produced by CMHC's National Office.

In October 1989, 90.9% of the units of the estimated private rental universe in the Toronto CMA was sampled. Vacancy data was acquired for 95.0% of this sample, while rental rate information was acquired for 68.6% of the sampled units.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451.

S U M M A R Y   T A B L E S

----- SUMMARY RESULTS, BACHELOR UNITS BY ZONE -----  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA

ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1989 SUMMARY				
		APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989 VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT	12-MONTH % CHANGE	
1	Toronto (Central)	.1	.1	.2	.4	30	6750	\$477	5.9
2	Toronto (East)	2.0	.2	.4	1.4	15	1138	\$412	23.4
3	Toronto (North)	.0	.1	.0	.1	3	4917	\$433	7.0
4	Toronto (West)	.4	.5	.5	1.1	47	4494	\$414	8.1
1-4	Toronto City	.3	.2	.3	.6	96	17299	\$444	6.5
5	Etobicoke (South)	.0	1.0	.0	.0	0	814	\$346	5.2
6	Etobicoke (Central)	.0	.0	.0	.0	0	185	\$433	12.3
7	Etobicoke (North)	.0	.0	.0	.0	0	24	\$382	13.0
5-7	Etobicoke City	.0	.9	.0	.0	0	1022	\$370	7.4
8	York City	.0	.2	.2	.2	3	1617	\$368	2.8
9	East York (Borough)	.0	.0	.2	.1	1	1167	\$408	6.5
10	Scarborough (Central)	.0	.3	.0	.3	1	356	\$459	9.7
11	Scarborough (North)	.0	.0	.0	.0	0	86	\$407	1.5
12	Scarborough (East)	.0	.0	.0	.0	0	181	\$626	.4
10-12	Scarborough City	.0	.2	.0	.2	1	623	\$490	7.1
13	North York (Southeast)	.0	.0	.0	.0	0	155	\$390	13.5
14	North York (Northeast)	.4	.0	.0	.0	0	213	\$644	1.6
15	North York (Southwest)	.0	.0	.0	.0	0	331	\$350	2.0
16	North York (N. Central)	.6	.6	.6	.0	0	187	\$363	8.9
17	North York (Northwest)	.5	.0	.4	1.1	3	289	\$409	2.8
13-17	North York City	.2	.1	.2	.3	3	1175	\$445	1.3
1-17	Metropolitan Toronto	.2	.2	.2	.5	104	22903	\$435	6.1
18	Mississauga (South)	.3	.6	.8	.0	0	357	\$382	1.6
19	Mississauga (Northwest)	2.8	.0	.0	.0	0	34	\$506	11.7
20	Mississauga (Northeast)	.0	.4	.0	1.2	3	252	\$393	7.7
18-20	Mississauga City	.6	.5	.4	.5	3	644	\$393	4.5
21	Brampton (West)	.0	.0	.0	.0	0	162	\$349	-3.7
22	Brampton (East)	.0	1.4	.0	.0	0	70	\$487	4.5
21-22	Brampton City	.0	.5	.0	.0	0	232	\$422	1.2
23	Oakville Town	.0	.0	1.4	.7	1	141	\$385	6.4
24	Caledon	.0	.0	.0	*	*	*	*	*
25	R. Hill, Vaughan, King	.0	.0	.0	1.0	1	97	\$435	6.1
26	Aurora, Newm., Whit-St.	.0	.0	.0	.0	0	68	\$364	10.8
27	Markham Town	.0	.0	.0	.0	0	9	*	13.8
25-27	York Region	.0	.0	.0	.6	1	174	\$408	7.6
28	Pickering, Ajax, Uxbridge	.0	.0	9.1	.0	0	11	*	8.5
29	Milton, Halton Hills	4.2	.0	.0	.0	0	25	\$393	-3.7
30	Orangeville	2.2	.0	.0	.0	0	47	\$392	12.6
31	Bradford, W. Gwillimbury	.0	.0	.0	.0	0	18	\$384	8.5
18-31	Remaining Toronto CMA	.5	.3	.5	.4	5	1300	\$397	5.0
1-31	Toronto CMA	.3	.2	.2	.5	109	24202	\$433	6.2

\* Sample too small or not available

NOTE: 12-month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1989 SUMMARY				
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989 VACANT UNITS	SIZE OF UNIVERSE	AVERAGE 12-MONTH RENT	% CHANGE	
1	Toronto (Central)	.2	.1	.1	.4	55	14082	\$616	4.6
2	Toronto (East)	.3	.0	.3	.8	20	2674	\$480	16.7
3	Toronto (North)	.3	.2	.0	.2	34	15047	\$538	6.5
4	Toronto (West)	.6	.7	1.0	.7	70	9853	\$522	6.1
1-4	Toronto City	.3	.3	.3	.4	179	41656	\$557	5.5
5	Etobicoke (South)	.1	.0	.1	.2	6	4073	\$421	7.9
6	Etobicoke (Central)	.0	.1	.0	.0	0	4263	\$509	8.7
7	Etobicoke (North)	.0	.0	.1	.6	5	810	\$493	13.6
5-7	Etobicoke City	.1	.0	.1	.1	11	9145	\$480	9.3
8	York City	.1	.1	.1	.2	15	8135	\$491	.8
9	East York (Borough)	.1	.0	.1	.0	3	9616	\$480	7.7
10	Scarborough (Central)	.0	.0	.0	.1	7	5974	\$517	8.4
11	Scarborough (North)	.1	.0	.0	.5	11	2126	\$628	10.8
12	Scarborough (East)	.1	.2	.0	.4	10	2690	\$515	5.2
10-12	Scarborough City	.0	.1	.0	.3	28	10790	\$541	10.5
13	North York (Southeast)	.2	.0	.4	.7	39	5952	\$524	6.4
14	North York (Northeast)	.0	.2	.0	.0	0	3769	\$568	-.8
15	North York (Southwest)	.0	.0	.1	.1	2	3801	\$466	7.6
16	North York (N. Central)	.0	.0	.1	.0	0	4275	\$478	6.8
17	North York (Northwest)	.0	.0	.0	.2	11	4930	\$483	7.7
13-17	North York City	.1	.0	.2	.2	52	22727	\$505	6.2
1-17	Metropolitan Toronto	.2	.1	.2	.3	289	102070	\$524	6.8
18	Mississauga (South)	.1	.1	.2	.3	13	4723	\$492	5.8
19	Mississauga (Northwest)	1.6	.1	.8	4.5	63	1389	\$700	4.6
20	Mississauga (Northeast)	.1	.3	.2	1.0	36	3723	\$605	11.7
18-20	Mississauga City	.3	.2	.3	1.1	111	9835	\$563	8.4
21	Brampton (West)	.1	.0	.0	.2	4	1821	\$559	7.6
22	Brampton (East)	.4	.6	.8	.3	3	956	\$646	4.1
21-22	Brampton City	.2	.2	.3	.3	7	2777	\$599	5.6
23	Oakville Town	.2	.2	.9	.2	2	1313	\$517	5.8
24	Caledon	.0	.0	.0	.0	0	19	*	*
25	R. Hill, Vaughan, King	.0	.0	.0	.0	0	691	\$496	5.2
26	Aurora, Newm., Whit-St.	.2	.2	.0	.8	5	589	\$503	8.0
27	Markham Town	.5	.2	.0	1.0	3	305	\$488	8.0
25-27	York Region	.2	.1	.0	.5	8	1585	\$497	6.9
28	Pickering, Ajax, Uxbridge	.0	.0	.0	1.0	2	201	\$514	27.9
29	Milton, Halton Hills	.0	.2	.0	.4	2	475	\$456	4.1
30	Orangeville	.0	.0	.0	.0	0	296	\$449	4.7
31	Bradford, W. Gwillimbury	.8	.0	.0	.0	0	114	\$414	9.5
18-31	Remaining Toronto CMA	.3	.2	.3	.8	133	16616	\$551	7.6
1-31	Toronto CMA	.2	.1	.2	.4	422	118686	\$528	6.9

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding



SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA

ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1989 SUMMARY				
		APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989 VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT	12-MONTH % CHANGE	
1	Toronto (Central)	.3	.2	.2	.3	18	5601	\$855	8.5
2	Toronto (East)	.2	.0	.0	.0	0	887	\$565	25.9
3	Toronto (North)	.3	.1	.3	.2	15	7227	\$722	5.8
4	Toronto (West)	.9	1.0	.4	.5	21	4472	\$660	5.3
1-4	Toronto City	.4	.3	.3	.3	55	18186	\$742	6.8
5	Etobicoke (South)	.3	.0	.1	.0	0	4389	\$504	6.9
6	Etobicoke (Central)	.0	.0	.1	.1	10	7413	\$629	8.6
7	Etobicoke (North)	.0	.1	.2	.2	6	2941	\$680	33.8
5-7	Etobicoke City	.1	.0	.1	.1	16	14743	\$616	12.6
8	York City	.2	.0	.1	.0	0	5243	\$607	5.1
9	East York (Borough)	.1	.0	.1	.1	3	6122	\$569	4.6
10	Scarborough (Central)	.0	.0	.0	.1	3	6203	\$579	7.6
11	Scarborough (North)	.1	.0	.1	.4	14	3801	\$735	12.2
12	Scarborough (East)	.1	.1	.0	.2	8	5234	\$624	8.0
10-12	Scarborough City	.0	.1	.0	.2	26	15238	\$637	11.7
13	North York (Southeast)	.2	.0	.2	.2	21	8772	\$631	9.1
14	North York (Northeast)	.0	.1	.0	.1	5	5809	\$688	.2
15	North York (Southwest)	.0	.0	.0	.0	0	4431	\$573	8.1
16	North York (N. Central)	.0	.1	.0	.0	0	5548	\$579	7.2
17	North York (Northwest)	.0	.1	.0	.1	5	6279	\$574	11.1
13-17	North York City	.1	.1	.1	.1	31	30840	\$612	8.3
1-17	Metropolitan Toronto	.1	.1	.1	.1	131	90372	\$637	9.3
18	Mississauga (South)	.1	.1	.1	.3	16	5478	\$589	5.0
19	Mississauga (Northwest)	.6	.0	.3	.9	19	2009	\$803	5.5
20	Mississauga (Northeast)	.3	1.1	.7	1.6	113	6861	\$717	12.1
18-20	Mississauga City	.3	.6	.4	1.0	148	14348	\$678	8.7
21	Brampton (West)	.1	.1	.0	.4	11	2939	\$638	5.9
22	Brampton (East)	.5	.6	.7	.3	6	2050	\$752	4.4
21-22	Brampton City	.3	.3	.3	.3	17	4989	\$703	5.0
23	Oakville Town	.3	.3	1.0	.9	23	2470	\$637	8.8
24	Caledon	.0	.0	.0	.0	0	40	\$524	4.6
25	R. Hill, Vaughan, King	.0	.0	.0	.0	0	1037	\$581	4.0
26	Aurora, Newm., Whit-St.	.2	1.1	.3	.4	3	679	\$580	6.6
27	Markham Town	.0	.0	.0	.0	0	429	\$547	12.8
25-27	York Region	.0	.4	.1	.1	3	2145	\$573	6.8
28	Pickering, Ajax, Uxbridge	.3	.1	.0	3.0	30	1007	\$665	27.5
29	Milton, Halton Hills	.1	.0	.0	.6	4	712	\$595	5.2
30	Orangeville	.0	.0	.0	.0	0	345	\$524	11.4
31	Bradford, W. Gwillimbury	.0	.0	.0	.0	0	211	\$524	4.6
18-31	Remaining Toronto CMA	.3	.5	.4	.9	225	26268	\$663	8.1
1-31	Toronto CMA	.2	.2	.2	.3	356	116640	\$643	9.1

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE  
PRIVATE APARTMENTS -- SIX UNITS AND OVER  
TORONTO CMA

ZONE	LOCATION	PREVIOUS VACANCY RATES			OCTOBER 1989 SUMMARY				
		APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT	12-MONTH % CHANGE
1	Toronto (Central)	.0	.4	.2	.2	1	601	\$1293	14.9
2	Toronto (East)	.0	.0	.0	.0	0	42	\$682	2.2
3	Toronto (North)	.1	.1	.2	.1	1	1145	\$1258	3.9
4	Toronto (West)	1.0	1.4	1.7	.4	2	575	\$940	20.4
1-4	Toronto City	.3	.5	.6	.2	4	2364	\$1211	10.0
5	Etobicoke (South)	.3	.0	.0	.0	0	303	\$591	11.9
6	Etobicoke (Central)	.1	.0	.1	.0	1	2402	\$794	6.7
7	Etobicoke (North)	.0	.2	.4	.0	0	664	\$640	3.5
5-7	Etobicoke City	.1	.1	.2	.0	1	3369	\$759	6.7
8	York City	.0	.0	.0	.0	0	626	\$882	18.5
9	East York (Borough)	.1	.0	.0	.1	1	1018	\$779	3.3
10	Scarborough (Central)	.1	.2	.0	.0	0	850	\$696	7.6
11	Scarborough (North)	.2	.0	.0	.0	0	674	\$853	7.7
12	Scarborough (East)	.1	.0	.0	.5	6	1293	\$735	7.1
10-12	Scarborough City	.1	.1	.0	.2	6	2818	\$754	8.3
13	North York (Southeast)	.2	.2	.8	.0	0	2018	\$747	10.3
14	North York (Northeast)	.2	.0	.1	.1	1	1893	\$737	-5.8
15	North York (Southwest)	.0	.1	.0	.0	0	785	\$746	11.6
16	North York (N. Central)	.1	.0	.2	.1	2	1639	\$702	.2
17	North York (Northwest)	.0	.0	.0	.3	4	1596	\$657	7.2
13-17	North York City	.1	.1	.3	.1	7	7929	\$714	5.0
1-17	Metropolitan Toronto	.1	.1	.2	.1	20	18123	\$782	7.5
18	Mississauga (South)	.0	.0	.1	.8	7	825	\$686	6.8
19	Mississauga (Northwest)	2.5	.9	.0	1.3	6	456	\$908	10.6
20	Mississauga (Northeast)	.3	.2	.4	1.0	12	1192	\$825	9.8
18-20	Mississauga City	.8	.3	.2	1.0	25	2473	\$792	8.9
21	Brampton (West)	.0	.0	.0	.0	0	212	\$701	11.6
22	Brampton (East)	1.2	.9	.2	.1	1	671	\$888	5.2
21-22	Brampton City	.9	.7	.1	.1	1	883	\$858	5.9
23	Oakville Town	1.2	1.7	3.3	1.5	7	452	\$822	7.1
24	Caledon	.0	.0	.0	*	0	*	*	4.8
25	R. Hill, Vaughan, King	.0	.0	.0	.9	1	110	\$766	4.1
26	Aurora, Newm., Whit-St.	.0	6.0	.0	.0	0	56	\$715	8.3
27	Markham Town	.0	.0	.0	.0	0	40	\$645	11.6
25-27	York Region	.0	1.8	.0	.5	1	206	\$730	6.8
28	Pickering, Ajax, Uxbridge	.0	.0	1.3	4.4	38	858	\$855	12.0
29	Milton, Halton Hills	.0	.0	.0	.0	0	49	\$770	7.8
30	Orangeville	.0	.0	.0	.0	0	47	\$695	30.7
31	Bradford, W. Gwillimbury	.0	.0	.0	2.9	1	39	\$550	7.0
18-31	Remaining Toronto CMA	.6	.5	.6	1.5	73	5016	\$811	8.3
1-31	Toronto CMA	.2	.2	.3	.4	92	23140	\$789	7.7

\* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

----- ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3-5, AND ROW) -----  
TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3-5 APT VACANT	PRIVATE 3-5 APT	3-5 APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	105	27034	.4	105	980	10.7	0	*	
2	Toronto (East)	36	4741	.8	0	986	.0	0	14	
3	Toronto (North)	54	28336	.2	35	1733	2.0	0	62	
4	Toronto (West)	141	19394	.7	53	1919	2.7	6	170	3.
1-4	Toronto City	335	79505	.4	192	5618	3.4	6	259	2.
5	Etobicoke (South)	6	9578	.1	42	1033	4.0	0	64	
6	Etobicoke (Central)	11	14263	.1	1	47	2.4	0	467	
7	Etobicoke (North)	11	4438	.2	0	64	.0	0	562	
5-7	Etobicoke City	28	28279	.1	43	1144	3.7	0	1093	
8	York City	18	15621	.1	41	1534	2.7	0	165	
9	East York (Borough)	9	17923	.0	10	200	5.2	0	97	
10	Scarborough (Central)	11	13383	.1	13	206	6.5	1	402	
11	Scarborough (North)	25	6687	.4	0	0	.0	0	440	
12	Scarborough (East)	25	9398	.3	1	55	2.5	2	423	
10-12	Scarborough City	61	29468	.2	15	261	5.6	3	1265	
13	North York (Southeast)	60	16897	.4	0	22	.0	0	1390	
14	North York (Northeast)	6	11684	.1	0	27	.0	4	991	
15	North York (Southwest)	2	9348	.0	5	351	1.5	0	0	
16	North York (N. Central)	2	11649	.0	3	215	1.6	0	60	
17	North York (Northwest)	23	13094	.2	1	88	1.7	0	437	
13-17	North York City	93	62672	.1	10	703	1.4	4	2878	
1-17	Metropolitan Toronto	543	233468	.2	311	9460	3.3	13	5757	
18	Mississauga (South)	36	11383	.3	0	139	.0	5	380	1.
19	Mississauga (Northwest)	88	3888	2.3	0	4	.0	10	897	1.
20	Mississauga (Northeast)	164	12029	1.4	0	0	.0	10	1287	
18-20	Mississauga City	287	27300	1.1	0	143	.0	25	2564	1.
21	Brampton (West)	15	5134	.3	6	140	4.3	19	528	3.
22	Brampton (East)	10	3747	.3	0	0	.0	0	202	
21-22	Brampton City	25	8881	.3	6	140	4.3	19	730	2.
23	Oakville Town	33	4377	.8	0	70	.0	6	443	1.
24	Caledon	0	76	.0	0	*	.0	0	0	
25	R. Hill, Vaughan, King	2	1935	.1	2	80	2.6	0	0	
26	Aurora, Newm., Whit-St.	8	1392	.6	2	170	1.2	0	229	
27	Markham Town	3	783	.4	0	0	.0	0	0	
25-27	York Region	13	4110	.3	4	250	1.7	0	229	
28	Pickering, Ajax	70	2077	3.4	0	49	.0	0	54	
29	Milton, Halton Hills	6	1261	.5	3	115	2.8	0	0	
30	Orangeville	0	736	.0	0	57	.0	0	0	
31	Bradford, W. Gwillimbury	1	382	.3	0	95	.0	0	0	
18-31	Remaining Toronto CMA	436	49200	.9	13	924	1.5	50	4020	1.
1-31	Toronto CMA	979	282668	.3	324	10384	3.1	63	9777	

\* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding



----- ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS -----  
TORONTO CMA, OCTOBER 1989

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	PUBLIC VACANT	PUBLIC UNIVERSE	PUBLIC VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	209	28027	.7	19	15647	.1	228	43674	.5
2	Toronto (East)	36	5741	.6	5	5452	.1	41	11193	.4
3	Toronto (North)	89	30131	.3	0	1280	.0	89	31411	.3
4	Toronto (West)	199	21483	.9	11	6082	.2	210	27565	.8
1-4	Toronto City	533	85382	.6	35	28461	.1	568	113843	.5
5	Etobicoke (South)	48	10675	.4	0	1272	.0	48	11947	.4
6	Etobicoke (Central)	12	14777	.1	0	3584	.0	12	18361	.1
7	Etobicoke (North)	11	5064	.2	3	4155	.1	14	9219	.1
5-7	Etobicoke City	71	30516	.2	3	9011	.0	74	39527	.2
8	York City	59	17320	.3	0	5233	.0	59	22553	.3
9	East York (Borough)	19	18220	.1	4	2162	.2	23	20382	.1
10	Scarborough (Central)	25	13991	.2	0	6704	.0	25	20695	.1
11	Scarborough (North)	25	7127	.4	3	5311	.1	28	12438	.2
12	Scarborough (East)	28	9876	.3	15	9312	.2	43	19188	.2
10-12	Scarborough City	79	30994	.3	18	21327	.1	97	52321	.2
13	North York (Southeast)	60	18309	.3	8	1957	.4	68	20266	.3
14	North York (Northeast)	10	12702	.1	10	1905	.5	20	14607	.1
15	North York (Southwest)	7	9699	.1	1	3731	.0	8	13430	.1
16	North York (N. Central)	5	11924	.0	1	2250	.0	6	14174	.0
17	North York (Northwest)	25	13619	.2	18	9164	.2	43	22783	.2
13-17	North York City	107	66253	.2	38	19007	.2	145	85260	.2
1-17	Metropolitan Toronto	867	248685	.3	98	85201	.1	965	333886	.3
18	Mississauga (South)	41	11902	.3	4	1770	.2	45	13672	.3
19	Mississauga (Northwest)	98	4789	2.0	3	1396	.2	101	6185	1.6
20	Mississauga (Northeast)	174	13316	1.3	11	2949	.4	185	16265	1.1
18-20	Mississauga City	312	30007	1.0	18	6115	.3	330	36122	.9
21	Brampton (West)	41	5802	.7	7	1419	.5	48	7221	.7
22	Brampton (East)	10	3949	.3	1	1176	.1	11	5125	.2
21-22	Brampton City	51	9751	.5	8	2595	.3	59	12346	.5
23	Oakville Town	39	4890	.8	0	1068	.0	39	5958	.7
24	Caledon	0	81	.0	0	124	.0	0	205	.0
25	R. Hill, Vaughan, King	4	2015	.2	0	1338	.0	4	3353	.1
26	Aurora, Newm., Whit-St.	10	1791	.6	0	1673	.0	10	3464	.3
27	Markham Town	3	783	.4	0	763	.0	3	1546	.2
25-27	York Region	17	4589	.4	0	3774	.0	17	8363	.2
28	Pickering, Ajax	70	2180	3.2	0	816	.0	70	2996	2.3
29	Milton, Halton Hills	9	1376	.7	0	690	.0	9	2066	.4
30	Orangeville	0	793	.0	0	148	.0	0	941	.0
31	Bradford, W. Gwillimbury	1	477	.2	0	74	.0	1	551	.2
8-31	Remaining Toronto CMA	500	54144	.9	26	15404	.2	526	69548	.8
1-31	Toronto CMA	1367	302829	.5	124	100605	.1	1491	403434	.4

NOTE: Totals and subtotals may not add up exactly due to rounding



----- ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS -----  
 COMPLETED PRIOR TO JULY 1989  
 OCTOBER 1989

SURVEY AREA	APARTMENTS 6 UNITS AND OVER			APARTMENTS 3 UNITS AND OVER		
	VACANCY			VACANCY		
CMA's	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
Hamilton CMA *	41162	191	.5	43720	254	.6
Kitchener CMA *	23866	133	.6	25073	138	.6
London CMA *	34500	937	2.7	38079	983	2.6
St. Catharines CMA *	13555	116	.9	16562	185	1.1
Oshawa CMA *	9911	65	.7	10630	80	.8
Ottawa CMA (Ontario Part) *	57513	765	1.3	61580	898	1.5
Sudbury CMA *	6966	18	.3	9154	35	.4
Thunder Bay CMA *	4390	27	.6	5476	61	1.1
Toronto CMA *	282668	979	.3	293052	1304	.4
Windsor CMA *	12411	122	1.0	14378	186	1.3
Sub-Total CMA's	486942	3353	.7	517704	4124	.8

=====  
 CAs 50,000+ Population

Barrie CA *	2620	3	.1	3077	7	.2
Belleville CA *	5343	24	.5	6097	51	.8
Brantford CA *	3718	11	.3	4532	17	.4
Cornwall CA *	2119	63	3.0	3519	176	5.0
Guelph CA *	6369	8	.1	6741	10	.1
Kingston CA *	8824	30	.3	10455	33	.3
North Bay CA *	2179	8	.4	3220	11	.3
Peterborough CA *	3874	39	1.0	4907	53	1.1
Sarnia CA *	4864	128	2.6	5407	149	2.8
Sault Ste. Marie CA *	4017	10	.2	4904	12	.2
Sub-Total CAs 50,000+	43927	324	.7	52859	519	1.0

\* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.  
 Calculation of vacancy rates are rounded according to an algorithm  
 designed by CMHC's Statistical Services Division and applied to all vacancy  
 rates

(continued)-- ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS --  
 COMPLETED PRIOR TO JULY 1989  
 OCTOBER 1989

SURVEY AREA	APARTMENTS 6 UNITS AND OVER			APARTMENTS 3 UNITS AND OVER		
CA's and CENTRES	VACANCY			VACANCY		
10,000 to 50,000 Population	UNIVERSE	VACANCIES	RATE	UNIVERSE	VACANCIES	RATE
Dunnville Town	67	0	.0	82	0	.0
Haldimand Town	293	0	.0	319	0	.0
Huntsville Town	153	5	3.3	215	6	2.8
Nanticoke City	107	0	.0	139	0	.0
Port Hope Town	205	0	.0	213	0	.0
Brockville CA	1981	89	4.5	2319	101	4.4
Chatham CA *	2894	49	1.7	3939	81	2.1
Cobourg CA	691	5	.7	740	5	.7
Collingwood CA	553	4	.7	718	5	.7
Elliot Lake CA	1475	345	23.4	1491	354	23.8
Haileybury CA	203	16	7.9	364	23	6.2
Hawkesbury CA	383	7	1.7	641	25	3.9
Kapuskasing CA	335	34	10.0	653	61	9.4
Kenora CA	190	7	3.8	291	10	3.5
Kirkland Lake CA	500	50	10.0	987	80	8.1
Leamington CA *	881	18	2.0	945	20	2.1
Lindsay CA	1067	6	.6	1335	11	.8
Midland CA	844	4	.4	1086	7	.6
Orillia CA	1060	9	.9	1528	17	1.1
Owen Sound CA	1299	4	.3	1707	6	.4
Pembroke CA (Ontario Part)	717	49	6.8	979	57	5.8
Simcoe CA	360	0	.0	544	0	.0
Stratford CA	1768	62	3.5	2062	64	3.1
Tillsonburg CA	716	11	1.5	840	13	1.6
Timmins CA	921	5	.5	1657	14	.8
Wallaceburg CA	383	34	8.9	477	36	7.6
Woodstock CA *	1139	4	.4	1478	11	.8
Sub-Total CA's etc. 10,000 to 50,000 Population	21185	817	3.9	27749	1007	3.6
Sub-Total All CAs etc.	65112	1141	1.8	80608	1526	1.9
TOTAL Ontario	552054	4494	.8	598312	5650	.9

\* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

\*\* Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.  
 Calculation of vacancy rates are rounded according to an algorithm  
 designed by CMHC's Statistical Services Division and applied to all vacancy  
 rates

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

1980 1981 1982 1983 1984 1985 1986 1987 1988 1989

APR OCT APR OCT APR OCT APR OCT APR OCT APR OCT APR OCT APR OCT

Barrie	***	***	.9	***	.3	.1	.4	.0	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0
Brantford	***	***	4.7	***	2.0	1.9	1.8	2.3	2.5	1.5	.4	.5	.3	.1	.2	.4	.4	.5	.3
Calgary*	1.0	.4	.7	.2	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8
Chicoutimi-Jonquiere*	2.2	1.4	.5	1.3	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3
Cornwall	***	***	.1	***	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6
Edmonton*	2.8	1.1	2.5	1.1	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6
Guelph	***	***	1.6	***	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0
Halifax*	2.6	1.2	.9	.5	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4
Hamilton*	1.6	1.3	1.1	.7	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.4	.4	.5
Kingston	***	***	3.2	***	1.3	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9
Kitchener*	2.2	1.1	1.6	.7	.9	1.0	2.2	.9	.7	.6	.4	.4	.2	.4	.2	.5	.4	.5	.6
London*	5.9	4.1	3.8	1.9	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1
Montréal*	3.5	3.4	2.1	1.9	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8
North Bay	***	***	.5	***	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5
Oshawa*	3.0	2.4	1.2	.0	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2
Ottawa-Hull*	4.6	3.9	2.4	.9	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2
Ottawa*	4.2	3.5	2.2	.6	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0
Hull*	6.8	5.8	3.3	2.3	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5
Peterborough	***	***	1.1	***	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0
Quebec City*	2.8	2.8	2.0	1.8	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0
Regina*	2.0	.7	1.9	.5	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1
St. Catharines-Niagara*	2.6	1.8	1.9	.8	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1
St. John*	3.1	3.6	3.4	3.1	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3
St. John's*	2.2	.1	.9	1.4	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7
Sarnia	***	***	4.2	***	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6
Saskatoon*	2.2	.5	1.8	.8	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2
Sault Ste. Marie	***	***	4.1	***	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6
Sudbury*	3.4	1.9	2.0	.6	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8
Thunder Bay*	1.5	1.0	2.0	1.1	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4
Toronto*	1.0	.5	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.3
Trois Rivières*	***	***	***	***	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8
Vancouver*	.1	.1	.1	.1	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5
Victoria*	.1	.1	.1	.1	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7
Windsor*	3.7	6.1	8.3	7.0	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0
Winnipeg*	4.8	5.1	4.3	3.5	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6

TOTAL (CMA's only) 2.5 2.2 1.6 1.2 1.4 2.1 2.7 2.7 2.7 2.2 1.9 1.4 1.4 1.4 1.6 1.9 2.5 2.7 2.6 2.5 2.8 TOTAL (CMA's only)



	1980		1981		1982		1983		1984		1985		1986		1987		1988		1989				
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT			
Barrie	***	***	***	***	3	1	4	0	1	1	0	2	4	0	1	2	1	7	2	0	2		
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	***	***	1	1	9	1	2	1	0	9	4
Brantford	***	***	***	***	1	7	1	6	1	4	2	1	9	1	3	1	1	3	3	4	3	4	3
Calgary*	1	2	5	7	3	1	8	5	8	11	1	11	7	13	4	10	1	7	3	7	4	3	9
Chicoutimi-Jonquiere*	1	9	1	2	5	1	0	1	9	3	5	2	2	1	6	1	3	1	4	2	5	5	3
Cornwall	***	***	***	***	5	9	1	9	7	5	8	1	6	9	8	6	1	3	1	0	2	2	1
Edmonton*	2	7	1	0	2	4	1	1	3	2	4	3	7	9	2	11	2	9	7	7	9	4	9
Guelph	***	***	***	***	1	7	1	1	8	4	3	2	8	2	5	2	0	2	1	1	1	0	1
Halifax*	2	5	1	2	1	0	5	9	5	1	9	8	4	7	6	1	9	2	3	3	8	4	2
Hamilton*	1	9	1	5	1	3	1	1	7	6	1	3	9	8	7	5	5	7	6	2	5	4	5
Kingston	***	***	***	***	1	2	1	1	0	1	2	1	6	1	1	1	5	1	2	1	5	1	0
Kitchener*	2	1	1	1	6	7	9	9	2	0	9	6	4	4	2	4	2	4	4	4	4	5	5
London*	5	3	7	3	4	1	7	2	3	2	7	3	1	2	5	2	2	0	9	4	6	6	9
Montréal*	3	7	3	5	2	0	1	9	1	6	2	6	3	1	9	1	6	1	3	1	8	1	6
North Bay	***	***	***	***	6	3	6	4	4	2	3	1	2	5	8	3	3	1	0	1	1	4	4
Oshawa*	2	6	2	2	1	0	2	4	1	1	3	1	3	3	1	1	2	2	1	3	2	3	2
Ottawa-Hull*	4	4	3	8	2	4	1	1	7	3	3	3	3	3	1	0	1	2	2	0	2	6	2
Ottawa*	3	7	3	1	2	0	6	4	2	2	2	2	3	8	7	1	3	1	7	1	8	1	4
Hull*	7	7	6	8	4	5	3	8	2	0	6	6	5	6	7	2	1	3	5	4	8	6	2
Peterborough	***	***	***	***	4	5	1	5	7	3	3	4	3	1	2	9	9	4	2	5	1	7	1
Quebec City*	2	6	2	6	1	8	1	6	1	5	4	2	3	3	2	7	2	6	4	8	4	5	3
Regina*	2	0	7	1	8	5	9	2	2	5	1	9	2	8	1	6	2	9	3	5	2	2	4
St. Catharines-Niagara*	2	8	1	7	7	1	1	4	2	6	9	8	6	3	6	7	9	5	1	0	8	1	0
St. John*	3	4	4	0	3	8	3	0	4	3	1	9	3	3	2	3	8	3	7	3	4	3	7
St. John's*	2	5	1	7	1	2	6	1	9	4	0	3	5	3	8	1	5	2	9	1	6	5	8
Sarnia	***	***	***	***	4	1	3	1	8	2	6	3	1	2	6	2	2	4	1	5	7	5	6
Saskatoon*	1	9	5	1	6	8	2	0	1	0	3	1	2	1	4	3	1	2	3	2	3	5	0
Sault Ste. Marie	***	***	***	***	2	2	3	9	6	2	5	1	2	1	3	1	4	8	1	7	3	8	3
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Sudbury*	3	2	1	9	1	6	5	6	1	3	1	5	4	7	6	8	5	9	7	8	9	4	6
Thunder Bay*	1	0	8	1	3	8	1	1	4	1	0	3	1	0	3	3	4	7	1	6	2	2	1
Toronto*	1	1	6	5	3	4	6	1	1	8	6	6	4	4	1	2	1	2	1	2	1	2	3
Trois Rivières*	***	***	***	***	1	5	4	2	4	0	3	8	2	3	1	9	2	0	1	8	2	3	5
Vancouver*	1	1	1	1	1	5	1	7	2	4	1	2	2	1	2	1	8	9	2	1	0	9	4
Victoria*	1	1	1	1	1	6	1	4	2	6	1	1	3	5	2	1	3	0	1	8	2	3	6
Windsor*	3	1	5	5	8	2	6	9	6	4	3	1	2	5	1	7	1	1	9	7	7	5	8
Winnipeg*	4	3	4	6	4	1	3	1	9	1	2	1	3	9	1	0	8	9	1	1	5	1	8
TOTAL (CMA's only)	2	5	2	1	1	6	1	2	1	3	1	9	2	5	2	5	2	1	1	9	1	4	1
TOTAL (CMA's)	2	5	2	1	1	6	1	2	1	3	1	9	2	5	2	5	2	1	1	9	1	4	1
TOTAL (CMA's only)	2	5	2	1	1	6	1	2	1	3	1	9	2	5	2	5	2	1	1	9	1	4	1
TOTAL (CMA's)	2	5	2	1	1	6	1	2	1	3	1	9	2	5	2	5	2	1	1	9	1	4	1

\*\*\* Data not available

\* Census Metropolitan Areas (CMA's)

\*\*\* Data not available



TORONTO CMA ZONE BOUNDARIES  
OCTOBER 1988

ZONE LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1 Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2 Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3 Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4 Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5 Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6 Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7 Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8 York City					150-176
9 East York (Borough)					180-196
10 Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11 Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12 Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13 North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14 North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15 North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16 North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17 North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18 Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
<hr/>						
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
27	Markham Town					400-403
28	Pickering*					800-801, 803-804
						807, 805*, 806*,
						820*
	Ajax*					810-812, 805*,
						806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483
	Georgina Township					470-475
	Georgina Island					476

\* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

# **RENTAL MARKET SURVEY ZONES**

Toronto Census Metropolitan Area (CMA)  
(1986 Census Area Definition)

